

The logo for Woodfield, featuring the word "WOODFIELD" in a serif font with a decorative flourish above the "W".

*A Residential Development
by Sams & Company*

**COVENANTS AND RESTRICTIONS
OF
WOODFIELD SUBDIVISION**

1. Lots shall be used exclusively for single-family detached dwellings, and customary accessory uses limited to one (1) accessory building.
2. No building shall be erected to contain more than two and one-half (2 1/2) stories, not to exceed thirty-five (35) feet in height from grade.
3. Off-street parking is required. All dwellings must have a garage, attached or detached, to accommodate a minimum of one (1) and a maximum of three (3) vehicles.
4. No motor homes, trailers, campers, boats and trucks other than standard-size pick-up trucks shall be parked on any property or adjacent street in excess of twenty-four (24) hours, unless enclosed in a garage.
5. All household pets shall be restrained to the owner's property or kept under leash.
6. Houses may not be occupied until the exteriors of building have been completed.
7. Mailboxes and supports, other than those furnished and installed by Sams & Company, are prohibited.
8. No fences shall be permitted except in rear yards. No chain-link fences shall be permitted.
9. No television antenna, satellite dish, radio receiver, radio sender, or other similar device shall be attached to or installed on any property, so as to be visible from outside.
10. Existing trees may be removed but may not be "topped" or severely pruned. Trees in the NATURAL ENVIRONMENT AREA may not be removed if they measure four (4) inches or more in diameter; however, stumps shall be either removed or concealed below ground.
11. Sams & Company reserves the right to pre-approve all building plans which must be submitted before construction is commenced. Approval shall not be unreasonably withheld. If Sams & Company fails to take action on proposed plans within thirty (30) days, approval will be deemed to be given.
12. Garbage areas, central air conditioner units, utility meters, etc., must be screened from view of the street and adjoining property owners.

The above covenants and restrictions are of record in the Clerk's Office of the Circuit Court of Alleghany County, Virginia, in Deed Book 350, Pages 628 and 629.