

COVENANTS - SKYLINE LAKES

These covenants were recorded in the land records of Page County by the developer at the time Skyline Lakes was formed, October 12, 1968. The deed is dated the 28th day of September, 1968, Instrument No. 1181 in Deed Book 229, at Page 173.

1. All buildings shall be constructed of either natural wood or stone or a veneer of either. If wood, exterior shall be lacquered, stained, or varnished only. No residence shall be constructed which is smaller than 400 square feet. All utility buildings, sheds, etc., shall conform to this paragraph except as pertains to minimum size.
2. Not more than one residence shall be constructed on lots smaller than one acre in size. Permission to construct more than one building on any lot must be granted in writing by the Skyline Lakes Association.
3. Said property is for the private use of property owners, guests of owners, heirs and assigns, and no advertising, signs or billboards of any kind may be erected, placed or maintained on any lot, tracts or rights of way, nor upon any building erected thereon, except directional and information signs of the developers.
4. All property owners agree at the time of purchase to pay a yearly assessment of fifteen (\$15) dollars, which sum is to be used for the purpose of roadway and facility maintenance only and which sum cannot be increased by more than one (\$1) dollar per year. Said assessment is applicable to each lot.
5. No lot or tract may be subdivided without consent in writing from the developers, Skyline Lakes Association.
6. No building shall be constructed closer than twenty-five (25) feet from any roadway or right of way.
7. All drainage fields, septic tanks and cesspools must be approved by the Virginia State Health Department.
8. The developers reserve exclusively unto themselves, their heirs or assigns, the right to erect and maintain electric and telephone poles or facilities, conduits, equipment, sewer, gas or water lines along existing roadways and rights-of-way or to grant easements or rights-of-way therefore, with the right of ingress and egress for the purpose of erection or maintenance on, over, or under a strip of land five (5) feet wide at any point along the side, rear, or front lines of any lots or tracts upon said property.
9. Lots or tracts designated on the plat "for camping only" are for that purpose and no residence may be constructed thereon. Lots or tracts designated as "building lots" may be used for camping until December 31, 1975.
10. The SHENANDOAH NATIONAL PARK, being a Federal recreation area and wildlife preserve, is for the use and enjoyment of property owners. However, such use is specifically regulated by the Code of Federal Regulations, Title 36, Chapter 1, which is hereby incorporated by reference as an additional deed covenant.
11. All facilities marked on the plats with shaded diagonal lines, including, but not limited to lakes, ponds, parking areas, picnic areas, restroom facilities and springs, become the property of the several purchasers who, upon execution of the contract, become owners of equal, undivided interests thereof. However, the developers retain the exclusive right to maintain the facilities on the jointly owned premises.
12. Nothing herein is to be construed to prevent the developers from, in the event that provision must be made to protect the further health and/or welfare of the property owners, modifying or supplementing the above covenants.
13. (Amended Declaration, January 6, 1971) Hunting and the discharge of firearms within the boundaries of Skyline Lakes is restricted to the deer-hunting season each year as established by the Commonwealth Commission of Game and Inland Fisheries.
13. (Amended Declaration and misnumbered December 1, 1971) The owner of every house or other structure to be used as a human habitation shall provide and erect a sanitary privy or closet of such form as to comply with the law (Section 32-64, Virginia Code, Annotated) as set forth in the Rules and Regulations of the Board of Health, Commonwealth of Virginia, Governing the Disposal of Sewage, as administered by the Page County Health Department