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**EAGLE'S SOUND ESTATES PROTECTIVE COVENANTS  
ARTICLE ONE AND TWO RESTRICTIONS  
FREQUENTLY ASKED QUESTIONS**

- Q: What is the general plan or architectural scheme of Eagle's Sound Estates?  
A: The architectural scheme is to create a quaint seaside community with coastal architectural influences.
- Q: Is more than one dwelling permitted on any lot?  
A: No structures shall be erected, altered, placed or permitted to remain on any residential lot other than ONE detached single-family dwelling.
- Q: Are commercial uses of lots permitted?  
A: No commercial uses of the lots are permitted, except home occupational businesses such as an artist, writer, a stock trader and other businesses that are non-disruptive in nature and that do not require continual and ongoing business visits by the public. These non-disruptive home occupational businesses shall be permitted so long as they are in accordance with the applicable zoning ordinances of Accomack County.
- Q: How is "family" defined in the ESE restrictions?  
A: The word "family" shall mean a single person occupying the dwelling unit and maintaining a household; one, two or more persons related by blood, marriage or adoption occupying a dwelling, living together and maintaining a common household; not more than three (3) unrelated persons occupying a dwelling, living together and maintaining a household.
- Q: What is the maximum structure height?  
A: No structure may exceed 35 feet in height.
- Q: What is the minimum square footage for a house?  
A: A single story house must have a minimum of 1600 square feet of heated living space, all other houses must have a minimum of 2000 square feet of heated living space.
- Q: How far off the ground is a house required to be?
- A: All dwellings and buildings shall be constructed at least two feet (24") above the finished ground level.
- Q: What is the exterior wall (cladding) requirements?
- A: No cinder block or asbestos siding exteriors are permitted. The exterior of the dwelling shall be horizontal cedar or other wood clapboard, brick, stone, vinyl or wood shingle.
- Q: What is the required roof pitch?  
A: All buildings shall have a roof pitch of not less than six-twelve (6-12).

- Q: What are the foundation requirements?  
A: All dwellings shall be constructed on a basement, foundation or crawl space with brick, stone, drivit or a cedar face skirting.
- Q: Are log cabins or log homes permitted?  
A: No.
- Q: Are metal structures permitted?  
A: No metal sheds, metal structures, or metal fences are permitted.
- Q: Are sheds permitted?
- A: Plans and specifications for all buildings, walls, fences or other structures (including satellite dishes) must be submitted to the Architectural Review Committee (ARC) via the Eagle's Sound Property Owners Association Architectural Review Construction Application and approved in writing by the ARC. It has been the practice in Eagle's Sound Estates that all detached structures and sheds match the roof and siding colors of the house. This lends to conformity and an aesthetic seaside appeal for the development.
- Q: Are trailers, double wides, manufactured housing, or modular homes permitted?  
A: Homes defined in Virginia Code Annotated Section 36-85.3 are **NOT** permitted anywhere on the premises.
- Q: How does Virginia Code Annotated Section 36-85.3 define a manufactured or modular home?  
A: The VA Code § 36-85.3 states: *"Manufactured home" means a structure subject to federal regulation, which is transportable in one or more sections; is eight body feet or more in width and forty body feet or more in length in the traveling mode, or is 320 or more square feet when erected on site; is built on a permanent chassis; is designed to be used as a single-family dwelling, with or without a permanent foundation, when connected to the required utilities; and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure.*
- Q: What are minimum setback requirements?  
A: Minimum front yard setback requirements are 35 feet or the building line shown on the subdivision plat, whatever is greater. Minimum rear and side yard (except adjacent to a street) setback requirements are 15 feet.
- Q: What other aesthetic design requirements are required?  
A: Exterior items such as heat pumps, air conditioners, propane cylinders and other such items are required to be placed in the rear of the building and further shielded from view by natural plantings of trees or shrubs or decorative (not metal) fencing.
- Q: Are oil or fuel tanks permitted?  
A: All oil or fuel tanks must be buried and no barrels or tanks of any nature are permitted as storage tanks in any exposed place except during the construction period.

- Q: Do utility lines have to be underground?  
A: Yes, all utility lines within the development must be underground.
- Q: Are satellite dishes or antennas permitted?  
A: No outside roof-mounted or ground-mounted satellite dish or antennas for television, radio, or any other purpose shall be constructed, placed or permitted to be placed upon any lot unless the dish or antenna is not visible from the front of the lot and not more than 24 inches in diameter.
- Q: Are private docks permitted on water front lots?  
A: Yes, private docks shall be constructed of wood only. No dock shall be constructed of steel, vinyl or wood treated with creosote or tar.
- Q: Is there a construction completion time frame?  
A: Yes. Construction of any building once commenced shall proceed without delay and be completed within twelve (12) months.
- Q: Can trees be cut down on wooded lots.  
A: It is understood that often some trees must be cut to prepare a lot for a homesite, driveway, or other improvement. No live trees larger than 8 inches shall be cut or removed from the lots without the written approval of Eagle's Sound Property Owners Association (ESPOA). Approval for tree removal is part of the ESPOA Architectural Review Committee Construction Application Review process.
- Q: Are there any limits on pet ownership?  
A: Domestic or household pets are permitted provided that they are not kept, bred or maintained for commercial purposes. There shall be a limit of two (2) pets per household. No other animals, livestock or poultry of any kind shall be raised, bred or kept on any lot.
- Q: Are ATV vehicles permitted?  
A: No all-terrain vehicles (ATV's), hovercraft, off road motorcycles or airboats shall be operated anywhere on the property.

The above referenced frequently asked questions is not a substitute for the Restrictions described in Article One and Article Two of the Eagle's Sound Estates Subdivision Declaration of Protective Covenants, Conditions, Easements and Restrictions. To find the ESE Protective Covenants, please visit the Eagle's Sound Property Owners Association website Public Documents page at the following link:

<https://www.eaglessoundpropertyownersassociation.org/>