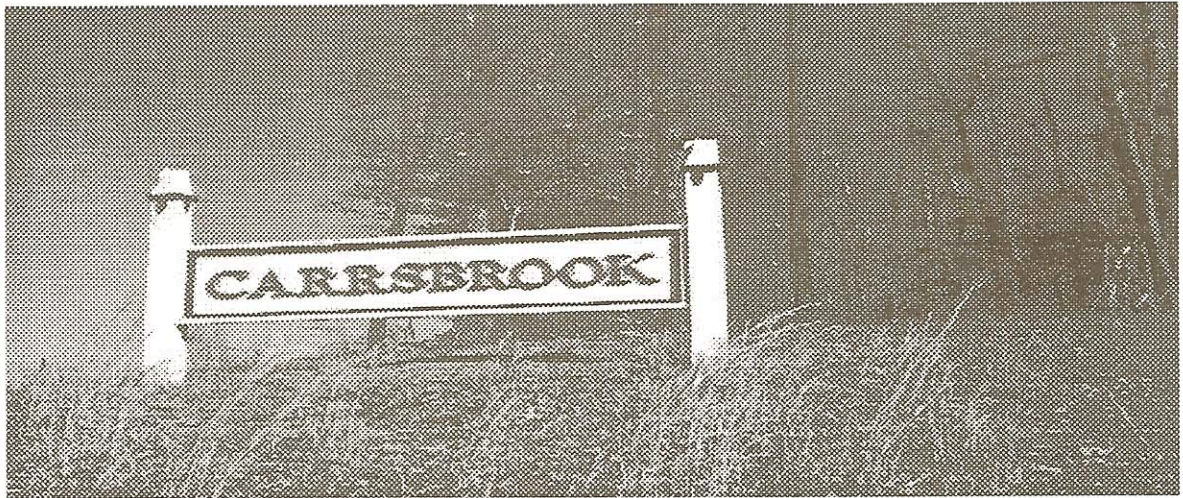


# Carrsbrook Homeowners Association



Welcomes You!



## *Notes from Carrsbrook's Past*



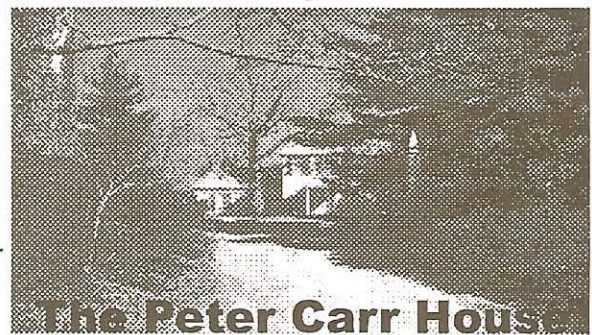
*Carrsbrook is a neighborhood which has been inhabited for thousands of years. The Monacan Indians lived in a town called Monasukapanough located on both sides of the South Fork of the Rivanna River. This was a natural ford and a north/south Indian trail ran along the flood plain.*

*Their burial mound was located on the Carrsbrook side. Thomas Jefferson as an amateur archaeologist excavated the mound in 1784 in order to prove or disprove the prevailing burial theories. He describes the mound in his Notes on Virginia.*

*Jefferson had access to the mound because the property belonged to Peter Carr, his nephew. Peter was the son of his sister, Martha, and Dabney Carr. Carr inherited the property from his father's parents who had purchased the tract in 1737 from Thomas Moorman. The land (1,500 acres) had been originally patented to Moorman in 1735.*

*The Peter Carr House which lies within the subdivision was the focal point of the estate. It was the main house and sits atop a high knoll. There are conflicting stories regarding "when", "whom", and "for whom" the original house was built as there are for many old sites and buildings of that era and this area.*

*The original house was restored by Dr. Wilmer Paine its owner at that time in 1960. In the late 1960's 250 acres were sold to Dr. Charles Hurt for a subdivision. He started the modern subdivision, Carrsbrook.*



**The Peter Carr House**

*The older homes in the subdivision are set apart from one another with mature trees and heavy ground vegetation. The newer*



homes have less ground and vegetation to buffer between them. Styles of architecture are mixed.

Deed restrictions were developed by the three cooperating developers of Carrsbrook: Landon Birckhead, Chuck Norford, and Virginia Land Company (Charles Hurt) and were recorded in Deed Book 348, p. 235 on April 30, 1959. Restrictions provided for a committee of three to carry out the restrictions. The document reads: "This committee shall consist of three members and shall be elected by a majority vote of all owners of lots within the boundaries of the present property of the Grantors known as "Carrsbrook".

In the late 60's when problems began to occur as the development grew, a second Building Committee was developed. The wording of the Deed Restrictions for the new areas was exactly the same as that of April 30, 1959 except that it named the first committee members.

Both Building Committees limit the scope of their activities to the responsibilities as outlined in the recorded deed restrictions. Therefore, a third organization, the Carrsbrook Homeowners Association was formed in 1964 to give authority for activities such as a picnic, neighborhood watch, entrance beautification, traffic problems, etc.

Carrsbrook is a warm and friendly neighborhood. One whose citizens are encouraged to take an active role in community concerns. However, privacy is also respected.

