

Del: Royce Saville 8/4/82

35132

SHORT MOUNTAIN VILLAGE

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DECLARATION OF PROTECTIVE COVENANTS

1. The Grantors reserve unto themselves, their successors or assigns, the right to erect and maintain telephone and electric light poles, conduits, equipment, sewer, gas and water lines, or to grant easements or rights-of-way, therefore, with the right of ingress, for the purpose of erection or maintenance on, over, or under a strip of land Fifteen (15) feet wide at any point along the side, rear or front lines of any said lots, or within Forty (40) feet from the center of any road right-of-way. Such a right-of-way for utility lines may also be utilized by the said Grantees in the use of their lot.

2. Lots shall be used for residential purposes only and no dwelling shall be less than 560 square feet; if mobile home is used, it shall be made permanent, with sides skirted.

3. If garage or storage shed is built, it shall conform in general appearance to the dwelling.

4. No buildings or dwellings shall be constructed within Fifty (50) feet from side of lot or road.

5. Garbage and trash containers must be covered at all times, and premises shall be maintained in a neat and orderly manner.

6. A road maintenance fee of Thirty (\$30.00) dollars per year will be charged payable to landowner's committee. Before a lot can be sold, maintenance fee must be paid.

7. No timber shall be cut upon the parcel until the tract is fully paid for except for sufficient room to erect a dwelling.

8. No trucks, buses, old cars, or unsightly vehicles of any type or description may be left or abandoned on said tracts.

9. When 80% of the lots have been sold, owner association to be formed.

10. Invalidation of any one of these covenants by judgement or Court Order, shall in nowise affect any of the other provisions which shall remain in full force and effect.

11. The Grantors do hereby grant and convey to the property owners, for their private use forever, all the roads and right-of-ways as designated on the Plat of Short Mountain Village.

12. Grantors reserve a right-of-way, over all roads to Short Mountain after all lots have been sold for any and all proper and pertinent uses and purposes for themselves, their heirs, successors and assigns.

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Carroll A. Turner (SEAL)
CARROLL A. TURNER

Cecelia Z. Turner (SEAL)
CECELIA Z. TURNER

Donald G. Turner (SEAL)
DONALD G. TURNER

Merilyn A. Turner (SEAL)
MERILYN A. TURNER

By Donald G. Turner
Attorney in Fact for
Merilyn A. Turner
(Deed Book _____ at page _____)

STATE OF WEST VIRGINIA

COUNTY OF Hampshire, TO WIT:

The foregoing Declaration of Protective Covenants of Short Mountain Village Subdivision was signed before me this the 17th day of July, 1982, by Carroll A. Turner and Cecelia Z. Turner, his wife.

My commission expires the 27th day of July 1986.

COMMISSIONED AS:
SHARON A. WEATHERHOLT
STATE OF WEST VIRGINIA

Sharon B. Saville
NOTARY PUBLIC

COUNTY OF HAMPSHIRE, TO WIT:

The foregoing Declaration of Protective Covenants of Short Mountain Village Subdivision was signed before me this the 17th day of July, 1982, by Donald G. Turner and Merilyn A. Turner, his wife.

My commission expires the 27th day of July 1986.

COMMISSIONED AS:
SHARON A. WEATHERHOLT

Sharon B. Saville
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY ROYCE B. SAVILLE

ATTORNEY AT LAW, ROMNEY, WEST VIRGINIA

STATE OF WEST VIRGINIA, County of Hampshire, to-wit:

It is remembered that on the 17th day of July, 1982, at 12:41 P M., this Protective Covenants was presented in the Clerk's Office of the County Commission of said County and with the certificate thereof annexed, admitted to record.

Attest *Nancy C. Feller*
County Commission, Hampshire County, W. Va. *9/2*

CASTO & HARRIS INC., SPENCER, W. VA. RE-ORDER NO 77788

ROYCE B. SAVILLE
ATTORNEY AT LAW
ROMNEY, W. VA. 26757