

60490

Del: 1-27-03
Carl, Keaton, & FrazerAMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS
AND RESTRICTIONS OF GREENFIELDS SUBDIVISION

WITNESS this Amendment to the Declaration of Protective Covenants, Conditions and Restrictions of Greenfields Subdivision, originally dated the 14th day of June, 1995, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, by Bill Whitson, Drema Whitson, William C. Keaton, Becky M. Keaton, Davy L. Emmart, Beulah R. Emmart, George Martin Blakely, Janet Blakely, William E. Isaacs, Margaret B. Isaacs, Darius D. Paugh, Lori L. Paugh, Lois L. Landis, Michael F. Landis, Jack W. Logston, Marlene J. Foley, Darrel Hill, Autumn Hill, Carol W. Raines, Debra White, who comprise more than 2/3 of all of the owners of all of the lots in said Subdivision, which said Amendment, as set forth herein, shall be binding upon all owners of all lots in Greenfields Subdivision.

NOW, THEREFORE, this Amendment of Protective Covenants and Restrictions of Greenfields Subdivision, to wit:

A. The undersigned do now amend Article IV, No. 1, to now read as follows:

"1. Tracts may be used only for single-family residential purposes and for purposes incidental or accessory thereto, including a guest apartment or guest house, which may be rented when not otherwise occupied, with the exception of Lots 2 through 9 of Greenfields Subdivision. All lots bordering West Virginia Rt. No. 28 can be used commercially, provided proper screening or fencing is installed, i.e., 6' high privacy fence with 6' evergreens every 6' apart across back of property line and at least 50' up each side from rear of property. All culverts are to be at least 15" in diameter and 30' long on and off street and well maintained. All driveways are to be black topped or cemented for the first fifty (50') feet from road. No dwelling may be constructed or maintained on any tract with a total of less than 1300 square feet, exclusive of porches and garages, and shall be constructed no less than sixty (60') feet from the centerline of any access road,

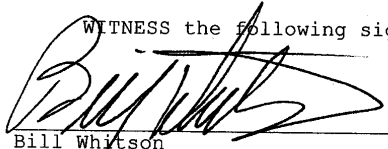
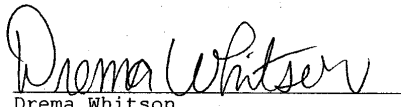
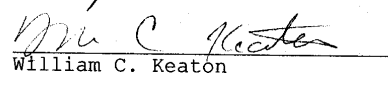
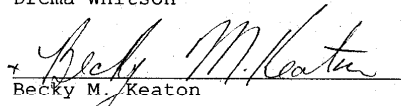
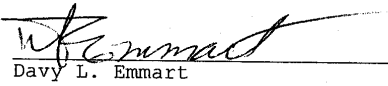
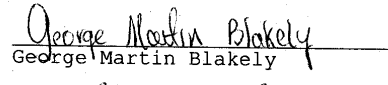
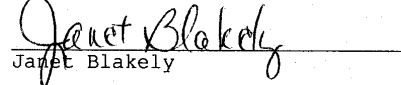
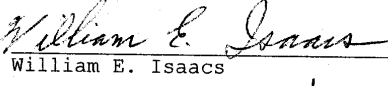

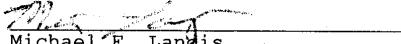
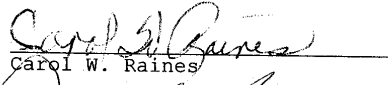
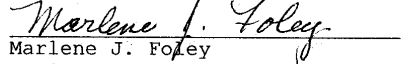
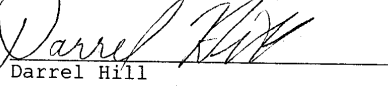
except lots which exceed 9% grade in the front, then only a forty (40') foot set back shall apply."

The remainder of said No. 1 shall remain unchanged.

The undersigned do hereby amend the heretofore filed Declaration of Protective Covenants, Conditions, and Restrictions of Greenfields Subdivision of June 14, 1995, and same shall be binding upon all owners of all lots of Greenfields Subdivision, including the Declarant herein, unless otherwise amended or modified according to the terms and provisions as set forth in said Covenants.

All other covenants shall remain in full force and effect.

WITNESS the following signatures and seals:

 Bill Whitson	 Drema Whitson
 William C. Keaton	 Becky M. Keaton
 Davy L. Emmart	 Beulah R. Emmart
 George Martin Blakely	 Janet Blakely
 William E. Isaacs	 Margaret B. Isaacs
 Darius D. Paugh	 Lori L. Paugh
 Lois L. Landis	 Michael F. Landis
 Carol W. Raines	 Marlene J. Foley
 Darrel Hill	 Autumn Hill

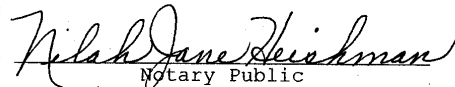
STATE OF WEST VIRGINIA,
COUNTY OF HAMPSHIRE, TO WIT

The foregoing instrument was acknowledged before me this 19th day of January, 2003, by Bill Whitson, Drema Whitson, William C. Keaton, and Becky M. Keaton.

My commission expires 12/29/03.

CARL, KEATON & FRAZER, PLLC
ATTORNEYS AT LAW
50 E. MAIN STREET
ROMNEY, WV 26757



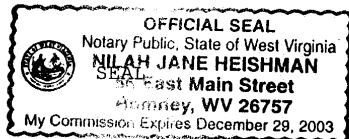

Notary Public

STATE OF WEST VIRGINIA,
COUNTY OF HAMPSHIRE, TO WIT

The foregoing instrument was acknowledged before me this 19th day

of January, 2003, by Davy L. Emmart, Beulah R. Emmart, George Martin Glakely, Janet Blakely, William E. Isaacs, Margaret B. Isaacs, Dairus D. Paugh, Lori L. Paugh, Carol W. Raines, Marlene J. Foley, Darrel Hill, and Autumn Hill.

My commission expires 12/29/03.

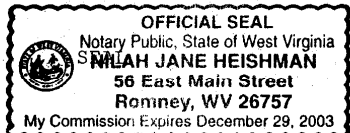


Nilah Jane Heishman
Notary Public

STATE OF WEST VIRGINIA,
COUNTY OF HAMPSHIRE, TO WIT

The foregoing instrument was acknowledged before me this 22nd day of January, 2003, by Lois L. Landis and Michael F. Landis.

My commission expires 12/29/03.



Nilah Jane Heishman
Notary Public

This instrument was prepared by William C. Keaton, Attorney at Law, Romney, West Virginia.
Fekcovenants/1-9-03
wck/GreenfieldsSD

CARL, KEATON
& FRAZER, PLLC
ATTORNEYS AT LAW
56 E. MAIN STREET
ROMNEY, WV 26757

HAMPSHIRE COUNTY CLERK
COMMENTS & REG. CLERK 03
Date/Time: 01/23/2003 10:29
Inst #: 47389
Book/Page: 420- / 516-
Rec'd/Tax: 5.00

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 1/23/03 10:29A.M.

The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste *Sharon H. Link* Clerk.