



Community Knolls
Dedication of Plat and Declaration
of Protective Covenants
Conditions and Restrictions

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KNOW ALL MEN BY THESE PRESENTS; that the undersigned, COMMUNITY REALTY, A West Virginia partnership, qualified to do business in the State of West Virginia, does hereby record the plat of a subdivision known as Community Knolls, lying and being more fully described on the plat and survey of Stultz & Associates, Inc. lying and being situated in Sherman District, Hampshire County, West Virginia. Said real estate being all the same real estate conveyed to the said Community Realty, by deed dated March 23, 1990, from New Dominion, Inc.-Pulliam & Woods, et al, and recorded in the Clerk's Office of the County Commission of Hampshire County, West Virginia, in deed book 317, at Page 202 to which reference is hereby made.

WHEREAS, the Declarant has divided said real estate into lots and intends to convey same subject to certain protective covenants, conditions, restrictions, reservations, liens and charges as hereinafter set forth:

NOW THEREFORE, Declarant hereby declares that the property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, reservations and conditions, all of which are for the purpose of enhancing and protecting the value and desirability of the real property, and which shall run with the real property, and be binding on all parties having any right, title or interest in the above described property or any part hereof, their heirs, successors and assigns, and shall insure to the benefit of each and every owner thereof, and shall have the effect of covenants running with the land whether or not specifically referred to in the deeds of conveyance of said lots.

ARTICLE 1
DEFINITIONS

1. "Association" shall mean and refer to Community Knolls Property Owners Association, its successors and assigns.
2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the property, including contract sellers, but excluding those having such interest merely as security for the performance of and obligation,
3. "Property" shall mean and refer to the real property described

above and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

4. "Lot" shall mean and refer to any numbered or lettered plot of land shown upon any recorded subdivision plat of the Property.
5. "Declarant" shall mean and refer to Community Realty, its successors and assigns.
6. "Common Area" being intended for the common use and enjoyment of all owners, and any other property that may be transferred to the Association.

ARTICLE II
MEMBERSHIP AND VOTING RIGHTS

1. Every Owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment.
2. When three-fourths (3/4) of the lots have been sold, a Property Owners Association shall be established with membership consisting of the owners (and only the owners) of each lot in Community Knolls, who shall have one (1) vote per lot owned. The Association shall be governed by the majority vote of the lot owners. A Board of Directors of three (3) to five (5) members shall be elected by the lot owners, except for the initial Board of Directors which will consist of 1 to 5 Directors as provided herein.

The initial Directors of the Association consisting of one to five members shall be appointed by Community Realty Partners or its assigns and thereafter the Board of Directors shall be elected by the lot owners. Community Realty Partners shall be responsible for calling the first meeting of the Property Owners Association on or before December 3, 1990, and shall be responsible for the mailing of the written notice of the lot assessment which is due and payable by December 31, 1990. This meeting shall be an organization meeting. At said meeting the said owners shall by majority vote, form the said association's legal entity as they deem advisable and shall elect a Board of Directors and/or officers of said association, and conduct such other business as they may deem advisable.

ARTICLE III

COVENANT FOR MAINTENANCE ASSESSMENTS

1. The Declarant shall assess initially, for each lot, One Hundred Dollars (\$100.00) per year, for the use, upkeep and maintenance of the rights-of-ways within COMMUNITY KNOLLS and such other common facilities as the said Declarant may provide therein, subject to any increase as provided hereinafter.

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2. Any assessment made pursuant to this paragraph, including a late fee of Five Dollars (\$5.00) interest at the rate of ten per cent (10%) per annum from the date of delinquency, and reasonable attorney's fees incurred in the collection thereof, shall constitute a lien on this property until paid. The lien is expressly inferior and subordinate to any mortgage liens presently or hereafter encumbering the property affected by these protective covenants. This assessment may not be raised by more than a percentage increase not greater than the cost of Living Index (urban) as published by the Dept. of Interior, Bureau of Standards. The owner of each lot, by acceptance of a deed thereto, automatically becomes a member of the Community Knolls Property Owners Association and is deemed to covenant and agree to pay \$100.00 per Lot, per year, beginning December 31, 1990, and to pay annually thereafter to the Property Owners Assoc. by the purpose vote of the owners of a least two-thirds (2/3) of the lots in the said subdivision as necessary for the purpose of maintaining all roadways as shown on plat. During October of each year, beginning October, 1990 the Association shall notify each lot owner, in writing, as to the amount of the lot assessment which shall be due and payable by December 31, 1990. In the event of a resale on one or more parcels in said subdivision, the obligation shall become the obligation of the new owner (s).

if the owner of any lot is in default in the payment of any assessment, including interest and cost of collection, the property Owners Association may bring an action at law against the owner personally obligated to pay same and may also sell the lot involved at a public auction after advertisement once a week for four (4) successive weeks, in a newspaper having general circulation in Hampshire County, and after thirty days (30) days written notice mailed to the last known address of said owner. Cost of sale shall be paid from the proceeds of sale before the payment of amount involved. In exchange for Declarant's agreement to maintain said roadways and right-a-ways until December 31, 1990, the Declarant shall be forever exempt from the payment of said annual assessments are road, maintenance and common area fees as to all lots now owned or hereafter acquired. In no case will Declarant be responsible for road maintenance after December 31, 1990.

If any one owner owns two or more adjoining lots, only one assessment shall be payable so long as two or more adjoining lots are so owned and only one house is built by said owner of said lots. If any of said lots is thereafter sold or conveyed or improved by an additional dwelling, it shall be subject to separate assessment of \$100.00.

It is expressly understood that lots 57, 58, 59, & 60 will not be liable for association fees. Because these lots do not use the right-a-ways for ingress & egress in Community Knolls, but this in no way exempts lot owners from the above covenants.

ARTICLE IV
USE RESTRICTIONS

1. no signs or advertising of any nature shall be erected or maintained on any lot, except for sale or rental signs for said lot not to exceed six (6) square feet in area (and must comply with the Hampshire County ordinances relating to erection of signs), and except for directional and informational signs of DECLARANT.
2. Resubdivision of any lot is not permitted under 2 acres or no more than one time.
3. No owner of any lot shall interfere with the natural drainage of surface water from such lot to the detriment of any other lot. In construction of a driveway into any lot, a fifteen (15) inch diameter culvert, or larger if necessary, shall be used in constructing the driveway in order to prohibit blockage of natural drainage. No parking is permitted upon any road within the property at any time which blocks traffic, and as part of the development of any lot, the Owner shall provide adequate off-parking for himself and his guests(s).
4. Due to unsightliness of junk vehicles on lots, no motor vehicle which does not have current license plates or an inspection sticker not more than six (6) months out of date shall be permitted on any lot.
5. No building of a temporary nature, and no house trailers or mobile homes shall be erected or placed on any lot except those customarily erected in connection with building operations and in such cases, for a period not to exceed eight (8) months.
6. Not more than one single family residence shall be erected on a lot and shall contain a minimum of 1000 Sq. ft. of living area in wooded areas. OPEN areas shall contain a minimum of 1200 sq. feet of living area, excluding basement, garage, porch, carport, deck and overhang eaves. All exterior construction must be completed and closed in within eight (8) months of the commencement of construction.
7. Each lot shall be used for residential purposes only, and any garage or barn must conform generally in appearance and material with any dwelling on said lot.