

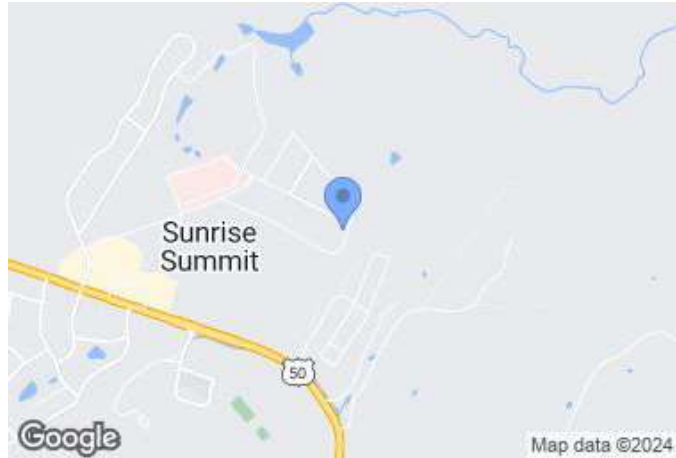
Agent Full

397 Harvest Dr, Romney, WV 26757

Active

Residential

\$325,000



Recent Change: **05/15/2024 : New Active : ->ACT**

MLS #: WVHS2004694
Tax ID #: 05 6004700000000
Ownership Interest: Fee Simple
Association: HOA
Structure Type: Detached
Levels/Stories: 1.5
Furnished: No
Waterfront: No
Views: Mountain, Street
Garage: Yes

Beds: 3
Baths: 2 / 1
Total Rooms: 7
Above Grade Fin SQFT: 1,220 / Assessor
Assessor AbvGrd Fin SQFT: 1,220
Price / Sq Ft: 266.39
Year Built: 2015
Style: Bi-Level, Split Foyer
Central Air: Yes
Basement: Yes

Location

County: Hampshire, WV
In City Limits: No
Municipality: Gore
Subdiv / Neigh: HARVEST HILLS

School District: Hampshire County Schools
Election District: 1

Association / Community Info

HOA: Yes
HOA Name: HARVEST HILLS
Property Manager: No

HOA Fee: \$300 / Annually
Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$937 / 2022
Clean Green Assess: No
Municipal Trash: No
Loss Mitigation Fee: No
Agricultural Tax Due: No
Zoning: NONE

Tax Assessed Value: \$178,600 / 2022
Imprv. Assessed Value: \$147,100
Land Assessed Value: \$31,500
Historic: No
Land Use Code: 004
Block/Lot: 11

Rooms

	Bed	Bath
Main	3	2 Full, 1 Half

Building Info

Above Grade Fin SQFT: 1,220 / Assessor
Below Grade Fin SQFT: 520 / Assessor
Total Below Grade SQFT: 520 / Assessor
Total Fin SQFT: 1,740 / Assessor
Tax Total Fin SQFT: 1,740
Total SQFT: 1,740 / Assessor
Foundation Details: Block, Concrete Perimeter
Basement Type: Full

Main Entrance Orientation: East
Construction Materials: Frame
Flooring Type: Carpet, Wood
Roof: Shingle

Lot

Lot Acres / SQFT: 0.71a / 30928sf / Assessor
Additional Parcels: No
Views: Mountain, Street
Location Type: Rural

Road: Black Top / Private
Lot Features: Corner, Level, Road Frontage, Rural, SideYard(s), Trees/Wooded

Ground Rent

Ground Rent Exists: No

Parking

Detached Garage - # of Spaces: 2
Driveway - # of Spaces: 3
Total Parking Spaces: 5

Features: Detached Garage, Driveway, Garage Door Opener, Inside Access

Interior Features

Interior Features: Attic, Carpet, Ceiling Fan(s), Combination Kitchen/Dining, Floor Plan-Traditional, Window Treatments, Wood Floors; No Fireplace; Built-In Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer; Accessibility Features: None; Surveillance System; Main Floor Laundry

Exterior Features

Exterior Features: Deck(s), Porch(es); Pool: No Pool

Utilities

Utilities: Electric Available, Phone Available; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Heat Pump(s); Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer; Internet Services: Broadband, Satellite


Remarks

Public: Welcome to your dream home in the heart of Harvest Hills, Romney, West Virginia! Nestled in a picturesque and highly sought-after neighborhood, this split foyer gem awaits its new owners. Situated on a sprawling corner lot, just shy of 1 acre, this property boasts an abundance of outdoor space, offering privacy and great views of the surrounding mountains. Step inside and be greeted by the timeless charm of this classic home. With a traditional floor plan featuring 3 bedrooms and 2.5 baths, there's ample space for both relaxation and entertainment. The large kitchen is a chef's delight, adorned with granite countertops and top-of-the-line appliances. The dining area seamlessly blends into the open-concept design, creating a warm and inviting atmosphere for family meals and socializing. Hardwood flooring adds a touch of elegance and durability to the space, while sliders provide easy access to the deck, ideal for alfresco dining and soaking in the scenic views. Downstairs discover a fully finished basement, offering additional space for expansion and enjoyment. Whether it's a cozy family room, a home office, or a recreational area, the possibilities are endless. For added convenience and security, this home features a 2-car garage with interior access, ensuring comfort and peace of mind year-round. A separate large laundry room adds practicality to everyday living, making chores a breeze. The prime location of this home offers easy access to shopping, dining, schools, and medical facilities, ensuring that all your needs are just moments away.

Listing Office

List Team Name: [The Pioneers](#)
Listing Agent: [Erin Rushing](#) (3298694) (Lic# WVS190300912) (304) 359-8699
Listing Agent Email: erin@pioneeridgerealty.com
Responsible Broker: Craig See (82600) (Lic# CG488-WV)
Listing Office: [Pioneer Ridge Realty](#) (CAPTA1) (Lic# WVB190300523)
82 S W. Main St Ste, Romney, WV 26757-1700
Office Phone: (304) 359-2214
Office Email: craig@pioneeridgerealty.com

Showing

Appointment Phone: (304) 359-8699  - [Schedule a showing](#)
Showing Contact: Agent
Contact Name: ERIN RUSHING Lock Box Type: Combo
Showing Requirements: 2 Hours Notice, Appointment Only, Schedule Online, Sign on Property Lock Box Location: FRONT DOOR
Showing Method: In-Person Only
Directions: FROM ROMNEY - US-50 EAST / NORTHWESTERN PIKE - 3.4 MILES, TURN LEFT ONTO RIDGE LOOP RD - 0.1 MILES, TURN RIGHT ONTO SUNRISE BLVD - 0.4 MILES, TURN RIGHT ONTO HARVEST DR - 0.5 MILES TO HOME ON LEFT. SIGN ON PROPERTY.

Compensation

For more information about offers of compensation, see BrightMLS.com/offer-comp.

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$325,000	Owner Name:	Alexandra F Wilcox
Vacation Rental:	No	DOM / CDOM:	2 / 2
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Expiration Date:	10/31/24
Listing Service Type:	Full Service	Lease Considered:	No
Dual Agency:	Yes	Home Warranty:	No
Sale Type:	Standard	Documents Available:	Aerial Photo, Other, Plat, Restrictions
Listing Term Begins:	05/15/2024	Pets Allowed:	Yes
Listing Entry Date:	05/15/2024	Pet Restrictions:	No Pet Restrictions
Possession:	Settlement		
Acceptable Financing:	Cash, Conventional, FHA, USDA, VA		
Federal Flood Zone:	No		





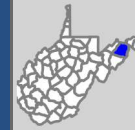




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WV Real Estate Assessment Data


[About](#)
[New Search](#)
[Structure Drawing](#)

Parcel ID	14-05-0006-0047-0000	Tax Year	2023	County	Hampshire	Date	4/29/2024
Root PID	14050006004700000000						

Property Owner and Mailing Address

Owner(s)	WILCOX ALEXANDRA F
Mailing Address	397 HARVEST DR, ROMNEY, WV 26757

Property Location

Physical Address	397 HARVEST DR
E-911 Address	397 HARVEST DR Romney WV 26757
Parcel ID	14-05-0006-0047-0000
County	14 - Hampshire
District	5 - Gore District
Map	0006 (Click for PDF tax map)
Parcel No.	0047
Parcel Suffix	0000
Map View Link	https://mapwv.gov/parcel/?pid=14-05-0006-0047-0000

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
2	529 / 130	0.710	0.71	.71 AC LOT 11 HARVEST HILLS SD
			0.71	

Cost Value

Dwelling Value	\$147,100
Other Bldg/Yard Values	\$0
Commercial Value	---

Appraisal Value

Land Appraisal	\$31,500
Building Appraisal	\$147,100
Total Appraisal	\$178,600

Building Information

Property Class	R - Residential
Land Use	101 - Residential 1 Family
Sum of Structure Areas	1,740

of Buildings (Cards) 1

Card	Year Built	Stories	CG	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value
1	2015	1	3M	Bi-level/Split Foyer	Aluminum	Full	1,740	\$147,100
							1,740	\$147,100

Card	Year Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms
1	2015	None	Electric	Heat Pump	Central A/C	3	2	1	6
						3	2	1	6

Flood Zone Information			Learn more at WV Flood Tool
Acres (c.)	Risk		
0.71	Low	This parcel appears not to be within any identified flood hazard zone.	

Sales History							Learn More
Sale Date		Price	Sale Type	Source Code	Validity Code	Book	Page
4/24/2015		\$2,500	Land only	1	5	529	130
5/6/2013		\$855,000	Land only	4	1	514	451

Parcel History									
Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total	
2023	2	WILCOX ALEXANDRA F	397 HARVEST DR, ROMNEY, WV 26757	529/ 130	.71 AC LOT 11 HARVEST HILLS SD	\$31,500	\$147,100	\$178,600	
2022	2	WILCOX ALEXANDRA F	397 HARVEST DR, ROMNEY, WV 26757	529/ 130	.71 AC LOT 11 HARVEST HILLS SD	\$31,500	\$147,100	\$178,600	
2021	2	WILCOX ALEXANDRA F	397 HARVEST DR, ROMNEY, WV 26757	529 / 130	.71 AC LOT 11 HARVEST HILLS SD	\$31,500	\$147,100	\$178,600	
2020	2	WILCOX ALEXANDRA F	397 HARVEST DR, ROMNEY, WV 26757	529/ 130	.71 AC LOT 11 HARVEST HILLS SD	\$31,500	\$147,100	\$178,600	

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2019	2	WILCOX ALEXANDRA F	397 HARVEST DR, ROMNEY, WV 26757	529/ 130	.71 AC LOT 11 HARVEST HILLS SD	\$30,000	\$145,600	\$175,600
2018	2	WILCOX ALEXANDRA F	350 WOODLAND WAY, ROMNEY, WV 26757	529/ 130	.71 AC LOT 11 HARVEST HILLS SD	\$25,500	\$145,600	\$171,100
2017	2	WILCOX ALEXANDRA F	350 WOODLAND WAY, ROMNEY, WV 26757	529/ 130	.71 AC LOT 11 HARVEST HILLS SD	\$24,000	\$144,900	\$168,900
2016	3	WILCOX ALEXANDRA F	350 WOODLAND WAY, ROMNEY, WV 26757	529/ 130	.71 AC LOT 11 HARVEST HILLS SD	\$20,300	\$110,100	\$130,400
2015	3	FNB BANK INC	PO BOX 1037, ROMNEY, WV 26757	514/ 451	.71 AC LOT 11 HARVEST HILLS SD	\$44,100	\$0	\$44,100

[Show/Hide Parcel History Prior to 2015](#)

ITEMS TO CONVEY (AT NO VALUE)

Seller Alexandra Faith Phillips

Street Address 397 Harvest Drive

County HAMPSHIRE

City Romney

, West Virginia Zip 26757

Yes	No # Items	Yes	No # Items	Yes	No # Items
<input checked="" type="checkbox"/>	<input type="checkbox"/> Alarm System (Ring)	<input type="checkbox"/>	<input checked="" type="checkbox"/> Freezer	<input type="checkbox"/>	<input type="checkbox"/> Satellite Dish
<input checked="" type="checkbox"/>	<input type="checkbox"/> Built-in Microwave	<input type="checkbox"/>	<input type="checkbox"/> Furnace Humidifier	<input type="checkbox"/>	<input type="checkbox"/> Storage Shed
<input checked="" type="checkbox"/>	<input type="checkbox"/> Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/> Garage Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/> Stove or Range
<input type="checkbox"/>	<input type="checkbox"/> Central Vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/> w/remote	<input type="checkbox"/>	<input type="checkbox"/> Trach Compactor
<input checked="" type="checkbox"/>	<input type="checkbox"/> Clothes Dryer	<input type="checkbox"/>	<input type="checkbox"/> Gas Log	<input checked="" type="checkbox"/>	<input type="checkbox"/> Wall Mount Brackets
<input checked="" type="checkbox"/>	<input type="checkbox"/> Clothes Washer	<input type="checkbox"/>	<input type="checkbox"/> Hot Tub, Equip & Cover	<input type="checkbox"/>	<input type="checkbox"/> Wall Oven
<input type="checkbox"/>	<input type="checkbox"/> Cooktop	<input type="checkbox"/>	<input type="checkbox"/> Intercom	<input type="checkbox"/>	<input type="checkbox"/> Water Treatment System
<input checked="" type="checkbox"/>	<input type="checkbox"/> Dishwasher	<input type="checkbox"/>	<input type="checkbox"/> Playground Equipment	<input type="checkbox"/>	<input type="checkbox"/> Window A/C Unit
<input type="checkbox"/>	<input type="checkbox"/> Disposal	<input type="checkbox"/>	<input type="checkbox"/> Pool, Equip, & cover	<input type="checkbox"/>	<input type="checkbox"/> Window Fan
<input type="checkbox"/>	<input type="checkbox"/> Electronic Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/> Window Treatments
<input type="checkbox"/>	<input type="checkbox"/> Fireplace Screen/Door	<input checked="" type="checkbox"/>	<input type="checkbox"/> Refrigerator w/ice maker	<input type="checkbox"/>	<input type="checkbox"/> Wood Stove

A. **As-Is Items:** Seller will not warrant the condition or working order of the following items and/or systems:

B. **Items That Do Not Convey:**

SELLER:

PURCHASER:

Alexandra Phillips 5-14-21
Signature Date

Signature Date

Signature Date

Signature Date

Final Inspection (see Residential Sales Contract #8) of FINAL PROPERTY INSPECTION made on

The items to convey and the following items are acceptable: Roof, Structure, Heating System, Plumbing, Water Heater, Exhaust fans, Lights/Outlets, Central Air, Attic Fans, Smoke Detectors, Door Keys, Blinds/Shades, etc. All items are in acceptable condition (see Regional Sales Contract #7) or are noted below

- ☐ Seller to credit the Purchaser \$ _____.
- ☐ Repairs to be paid from escrow as per escrow agreement.
- ☐ Seller to correct discrepancies within _____ days.

The Agent shall not be liable for any breach of any agreement made by the Seller and Purchaser above.

SELLER:

PURCHASER:

Signature Date

Signature Date

Signature Date

Signature Date

West Virginia
VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Address 397 Harvest Drive, Romney, WV 26757

Legal Description .71 AC LOT 11 HARVEST HILLS SD

NOTICE TO PURCHASER: *The information provided is the representation of the Sellers to the best of their knowledge as of the date noted. Disclosure by the Sellers is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge.*

SELLER:

1. Year Built? 2015
2. How long have you owned the property? 9 YEARS
3. Dates lived in the property. 2015-PRESENT

Property Systems: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply ☒ Public ☐ Well ☐ Other _____

Sewage Disposal ☒ Public ☐ Septic System approved for _____ (#) BR

Heating ☐ Oil ☐ Natural Gas ☒ Electric ☐ Bottled ☐ Heat Pump Age _____ ☐ Other

Air Conditioning ☐ Oil ☐ Natural Gas ☒ Electric ☐ Bottled ☐ Heat Pump Age _____ ☐ Other

Hot Water ☐ Oil ☐ Natural Gas ☒ Electric Capacity _____ Age _____ ☐ Other

Internet Access in Home ☒ Yes or ☐ No; Current Provider _____

Comments _____

Please indicate to the best of your knowledge with respect to the following:

1. Foundation: Any settlement or other problems? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

2. Basement/Crawlspace/Cellar: Any leaks or evidence of moisture?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

3. Roof: Any leaks or evidence of moisture? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Type of Roof: _____ Age _____

Is there any existing fire-retardant treated plywood ☐ Yes ☐ No ☒ Unknown ☐ N/A

Comments: _____

4. Other Structural Systems, including exterior walls and floors:

Any defects (structural or otherwise)?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

5. Plumbing System: Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

6. Heating Systems: Is heat supplied to all finished rooms: ☒ Yes ☐ No ☐ Unknown ☐ N/A

Are the systems in operating condition?

☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

7. Air Conditioning System:

Is cooling supplied to all finished rooms:

☒ Yes ☐ No ☐ Unknown ☐ N/A

Is the system in operating condition?

☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

9. Septic Systems: Is the septic system functioning properly? ☐ Yes ☐ No ☐ Unknown ☒ N/A

When was the system was last pumped? Date: _____ ☐ Unknown

Comments: _____

10. Water Supply: Any problem with water supply? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Home water treatment system:

☐ Yes ☒ No ☐ Unknown ☐ N/A ☐ Leased

Fire sprinkler system:

☐ Yes ☒ No ☐ Unknown ☐ N/A

Are the systems in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

11. Insulation:

In exterior walls?

☒ Yes ☐ No ☐ Unknown ☐ N/A

In ceiling/attic?

☒ Yes ☐ No ☐ Unknown ☐ N/A

In any other areas?

☐ Yes ☐ No ☒ Unknown ☐ N/A

Where? _____

Comments: _____

12. Exterior Drainage: Does water stand on the property for more than 24 hours after rain?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Are gutters and downspouts in good repair?

☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

13. Wood-destroying insects: Any infestation and/or prior damage?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Any treatments or repairs?

☐ Yes ☒ No ☐ Unknown

Any warranties?

☐ Yes ☒ No ☐ Unknown

Comments: _____

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, methamphetamine lab, radon gas, lead-based paint, underground storage tanks, any mining operations or other past contamination) on the property

☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please specify _____

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?

☐ Yes ☐ No ☐ Unknown ☒ N/A

Comments: _____

16. Are there Fireplace(s)/Woodstove(s)/Chimney(s)
In good working condition?

☐ Yes ☐ No ☐ Unknown ☒ N/A

☐ Yes ☐ No ☐ Unknown ☒ N/A

Comments: _____

17. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please specify _____

18. If you or a contractor has made improvements to the property, were the required permits pulled from the county or local permitting office?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

19. Is the property located in a flood zone, farmland/conservation area, wetland area and/or historic district designated by locality?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

20. Is the property subject to any restrictions imposed by a Home Owners Association, community association or any deed restrictions?

☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

21. Are there any other material defects, including latent defects, affecting the physical condition of the property?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

NOTE: Seller may wish to disclose the condition of other buildings on the property on a separate VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

<i>Alexandria Phillips</i>	<i>5-14-24</i>
Seller	Date

Seller	Date

Purchaser	Date

Purchaser	Date

DISCLAIMER

NOTICE TO SELLER: Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned Seller of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist.

The Seller has actual knowledge of the following latent defects: _____

NONE KNOWN. - As-is

Alexandria Phillips

Seller

5-14-24

Date

Seller

Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

Purchaser

Date

Purchaser

Date

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

For the sale of Property at: 397 Harvest Drive, Romney, WV 26757

SELLER REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Seller initial ONE of the following and state Year Constructed): 2015

<input checked="" type="checkbox"/>	Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.)
<input type="checkbox"/>	Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)
<input type="checkbox"/>	Seller is unable to represent and warrant the age of the property. (If initialed, complete all sections.)

SELLER AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

Lead Warning Statement. Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

II. Seller Disclosure (each Seller complete items 'a' and 'b' below)

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☐ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check (i) or (ii) below):

(i) ☐ Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☐ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

III. Purchaser Acknowledgment (each Purchaser initial and complete items c, d, e and f below)

c. ☐ Purchaser has read the Lead Warning Statement above.

d. ☐ Purchaser has received copies of all information listed above. ☐ (If none listed, initial here.)

e. ☐ Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.

f. ☐ Purchaser has (each Purchaser initial (i) or (ii) below):

(i) ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

(ii) ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards

IV. Agent's Acknowledgment (initial item 'g' below)

g. ☒ Listing and Selling Sales Associates are aware of their duty to ensure compliance with 42 U.S.C. 4852d. These Associates have informed the Seller and the Purchaser of their obligations under this law as evidenced by the Seller and the Purchaser having completed this form.

V. Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Alexandra Phillip 5-14-24
Seller Date

Purchaser Date

Seller Date

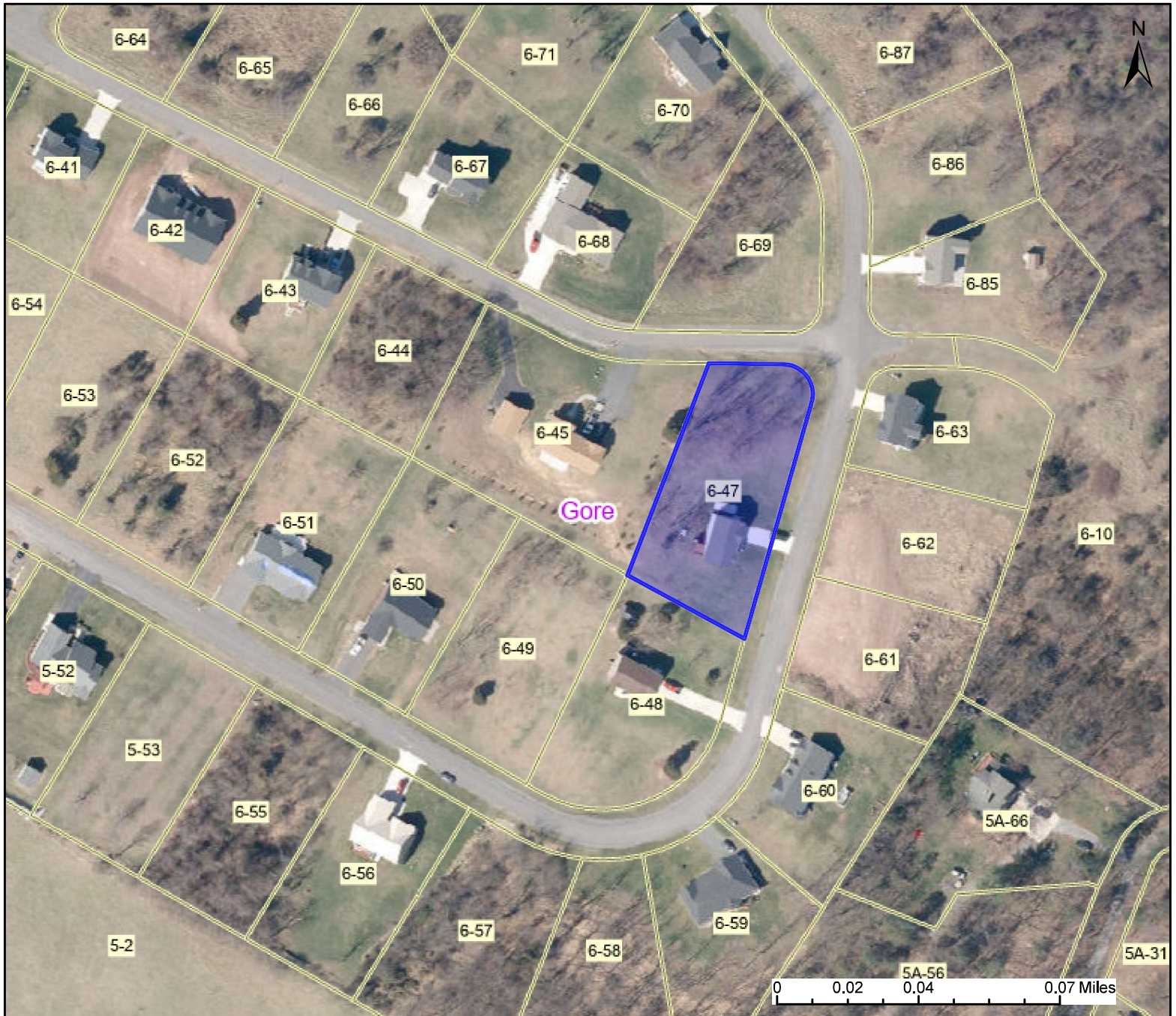
Purchaser Date

Evin Rushing
Agent Date

dotloop verified
05/07/24 1:28 PM EDT
GWDA-VSF4-PEQK-QJBC

Agent Date

My Map



Legend

User Notes:

District

 Districts

Parcel

 WVParcels

Map created on April 29, 2024

Owner(s):

WILCOX ALEXANDRA F

Address:

397 HARVEST DR

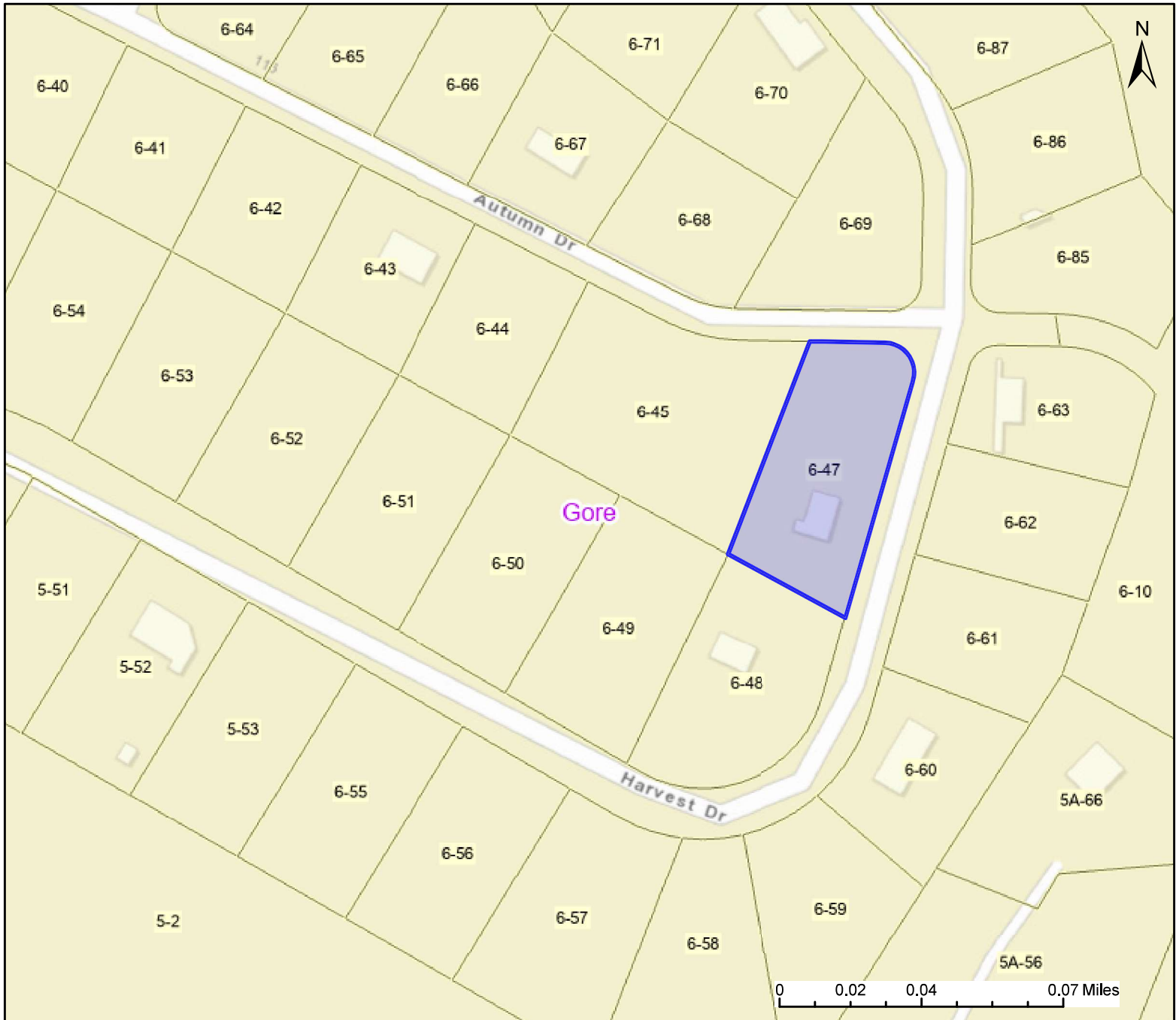
Class Type:

Residential

Legal Description:

.71 AC LOT 11; HARVEST HILLS SD

My Map



Legend

User Notes:

District

 Districts

Parcel

 WVParcels

Map created on April 29, 2024

Owner(s):

WILCOX ALEXANDRA F

Address:

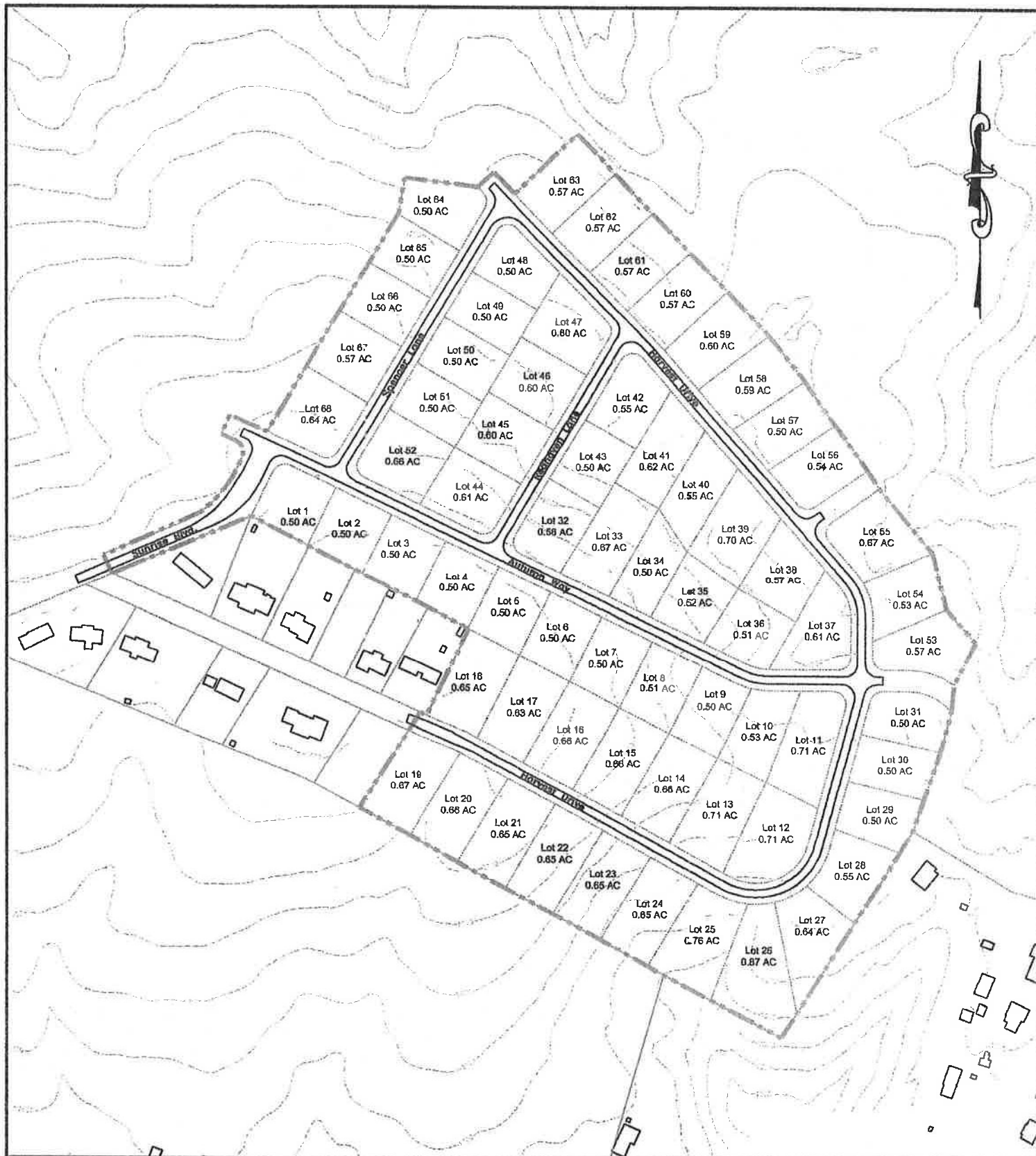
397 HARVEST DR

Class Type:

Residential

Legal Description:

.71 AC LOT 11; HARVEST HILLS SD



CME
ENGINEERING

CME ENGINEERING LP
12 Village Parkway, Frostburg, MD 21532
301-689-1700 FAX: 301-689-5177
e-mail: info@cmenigmail.com

Property Location Map
for
GATOR GROUP, LLC
HARVEST HILLS SUBDIVISION
GORE DISTRICT
HAMPSHIRE COUNTY, WEST VIRGINIA

Drawn By: BLB
Checked By: TWM
Date: 07/18/06
Scale: NTS
Project No.: 0449-F03
File Name: Property Location Map.dwg

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 not to exceed six (6) square feet in area (said signs must comply with all county, state or federal law), except for directional and informational signs provided by the Declarant, its successors or assigns.
- (2) No Owner of any Lot shall interfere with the natural drainage of surface water from such lot to the detriment of any other lots. Consequently, in the construction of driveways into any lot, a minimum 15-inch diameter culvert shall be used in constructing the driveway in order to facilitate natural drainage, with a sufficient depression installed on driveway to allow drainage across driveway in case of overflow of the culvert.
- (3) No parking is permitted upon any road within the property at any time, and as part of development of any lot, the Owner shall provide adequate off-road parking for himself and guests.
- (4) At no time shall any recreational structure, such as basketball hoops and backboards, be located upon the roadways or right-of-ways of the development.
- (5) Due to the unsightliness of junk vehicles, no motor vehicle or trailer, which does not have current license plates or an inspection sticker not more than three (3) months out of date, shall be permitted on any lot. Motor-homes, camping trailers, RVs and/or utility trailers may be placed upon the property only for storage, if done so in a manner that is consistent with the neighborhood and in a manner that obscures sight of it by other property owners and from the roads and rights of way of the subdivision.
- (6) No building of a temporary nature shall be erected or placed on any lot except those customarily erected in connection with building permanent structures, and in such cases, for a period not to exceed twelve (12) months.
- (7) Not more than one (1) single-family residence shall be erected on a lot in the subdivision or phases thereof. Residences shall contain a minimum of 1,500 square feet of living space and provide garage space sufficient to house at least one (1) vehicle. Said square footage requirement is of living space, excluding

basement, porch, carport, deck, garage and overhanging eaves. All exterior construction must be completed and closed in within twelve (12) months of the commencement of construction. No exterior siding (including exposed foundation) of poured concrete, masonry block or cinder block shall be permitted and all foundations must be finished in a manner consistent with the home. Mobile homes or doublewide homes are not permitted in the subdivision; however, stick built modular homes may be permitted in the subdivision. Further, no residence in the subdivision shall be constructed in a manner so that there are more than three (3) floors above ground level.

(8) Detached garages are permitted; however, any such detached garage shall not be included in the square footage requirement for the dwelling to be built on any lot in the development. Any detached garage must be of a design and constructed of materials similar in nature to the residence constructed on any property, further the square footage of any detached garage shall not be greater than fifty percent (50%) of the square footage of the residence constructed on any lot in the subdivision. No aluminum car shelters or other detached carports of any nature shall be permitted on any lot in the development. Further, the construction of any garage, detached or attached, shall not precede the construction of a residence on any lot in the Development. Each lot shall be used for residential purposes only, and any garage, barn or outbuilding must conform generally in appearance and material to any dwelling on said lot.

(9) Any construction of structures on the property shall be done in such a manner as to not unreasonably interfere with the view or "view shed" of any existing residence(s) on the adjoining properties in the development.

(10) No outdoor animals, domestic or otherwise, may be kept on the property. Indoor domesticated pets are permitted; however, all Owners and residents agree to be responsible for the proper care and supervision of their pets while outside their residence. Further, all Owners and residents by acceptance of their deed agree to be responsible for cleaning up after their pets and removal of all pet waste from the common areas of the development. All Owners and residents

agree further to comply with all local and state regulations and laws concerning the care and possession of pets within the subdivision.

(11) No Lot shall be used for commercial use, except that Lots may be utilized for in-home occupations although no signs or advertisements thereof will be permitted within the subdivision. While business invitees thereof all have use of the subdivision roadways, such use shall be for ingress and egress only. Such in home occupational use shall not be permitted to become a nuisance to other Lot owners.

(12) The owner shall maintain, repair and restore, as necessary, the exterior of any building or other improvements erected on any lot owned by him. Owners likewise agree to repair and restore promptly to its prior condition any part of the subdivision road damaged by equipment of Owner or his contractor en route to or from Owner's lot. Further, prior to and during construction of any residence or appurtenant structure on a lot in the subdivision the Owner of any lot shall be required to post with the Declarant, its successors or assigns, a construction bond fee of \$1,500.00, to be held in escrow by the Declarant until such time as construction is complete and this paragraph has been fully complied with. Upon failure to comply with this paragraph, upon written notice of said failure to comply by Declarant to Owner, and upon Owner's continued failure to comply with this paragraph, said funds may be used by the Declarant, its successors or assigns to enforce compliance with this paragraph and Owner waives any claim to said funds used in such manner.

(13) No building shall be constructed closer than twenty-five (25) feet from the property lines of any Lot, or the outside property lines of combined lots where two (2) or more lots are used for the construction of one (1) single residence. Further, all setback lines in the subdivision shall comply with the then current version of the Hampshire County, West Virginia subdivision ordinance.

(14) No lots shall be maintained or used as a dumping ground for rubbish. Trash, garbage or other waste must be kept in sanitary containers. All raw materials must be kept from view at all times.

- (15) All utility lines, including but not limited to, electric, water, sewer, cable, phone, etc., shall be installed in an underground manner in the subdivision. The Declarant reserves unto itself or its assigns the right to erect, maintain and operate and replace telephone and electric and other utility lines, conduits and related equipment and water, gas and sewer lines, and the right to grant easements or rights of way therefore, over, on and under a strip of land ten (10) feet along all property lines not serving as the centerline for street right of ways and twenty-five (25) feet along all street right-of-ways, in addition to easements reserved by any other instruments duly recorded. A utility fee may be included in the initial Purchase price of each lot by Declarant. Any such fee collected shall only be used to pay for the installation of electric, telephone service and other utility service to each lot. The extension of any such service from any lot's property line and onto the lot is the responsibility of the Owner.
- (16) Each Owner shall have an unobstructed right-of-way and easement over and across the roads as shown on the subdivision plat(s) as recorded from time to time, for the purpose of ingress and egress to and from the public roads and common areas and facilities in the subdivision. No part of any lot may be sold or used as a road or right-of-way without advance written permission of the Declarant. The Property Owner's Association shall be solely responsible for the maintenance of the subdivision roads and common areas and elements.
- (17) Reasonable cutting of wood and timber for land clearing is permitted. However, no cutting of wood for commercial purposes is permitted.
- (18) The use of dirt bikes, other two-wheeled recreational vehicles not otherwise approved for usage on the roads of the State of West Virginia, all-terrain vehicles, ATVs, 4-wheelers, 3-wheelers, snowmobiles and all other such similar recreational or unlicensed vehicles is prohibited on the roads and right-of-ways of the subdivision.
- (19) Hunting and the discharge of firearms within the subdivision are prohibited.
- (20) No open fires shall be permitted in the development.

- (21) All driveways in the development must be constructed in a manner consistent with the quality of the neighborhood. All driveways must be paved with asphalt, concrete, brick pavers, or other similar hard surfaced material within sixty (60) days of the completion of construction of any residence on any lot within the development. At no time shall a driveway of shale, dirt, stone, gravel or tar and chip, or other similar construction be permitted on any lot beyond sixty (60) days of completion of construction of any residence.
- (22) All residents and Owners agree to abide by these covenants, and to be bound by them. Further all residents and Owners agree to be bound by and honor all posted signs placed along the roadways, right-of-ways and common areas of the development by Declarant or its successors and assigns and by acceptance of the deed to the property consent to the enforcement of such posted signs by any and all local law enforcement authorities.
- (23) If any lot owner shall violate any of the covenants herein, it shall be lawful for any Owner or the Association to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, either to prevent him from doing so or to recover damages or other dues for such violation. Failure to enforce any provision herein shall in no way be deemed a waiver of the right to do so hereafter.
- (24) The Association by a vote of two-thirds (2/3rds) of its members may make additional rules, covenants, and restrictions for the use of the Property, which together with the above may be deemed advisable by the Association.
- (25) No lot may be further subdivided. However, the Declarant does reserve the right to re-plat any subdivision lot, which right may include the right to further subdivide lots within the subdivision, which have not been previously transferred by the Declarant.
- (26) Owner of any lot within the development acknowledges and agrees by his acceptance of a Deed to property within the development that a private sewage disposal and treatment facility exists for the use of all lots within the development and Declarant, its successors and assigns. Owner agrees that as part of any purchase of a lot in the development he may be responsible for the payment to

Declarant's supplier the sum necessary for the purchase of all required sewage pumps and or grinder pumps, (particularly Lots 19, 23, 24, 25, 26, and 27 of Phase One of Harvest Hills Subdivision shall require grinder pumps, and other lots in the subdivision may require same based upon engineering recommendations), pay a water tap connection fee of \$300.00, (or the then current tap fee as set by the Central Hampshire Public Service District or its successor, and pay a monthly fee to Central Hampshire Public Service District for water service and a monthly fee to the Declarant, its successors and assigns, for the use of the central sewage system, consistent with the then current fees assessed by the Central Hampshire Public Service District of Hampshire County, West Virginia, or its successor agencies. Owner further understands and agrees that while Declarant reserves to itself the right to maintain and operate such sewage treatment facilities for the development, including any subsequent phases of the development and to sell excess capacity to other third parties, Declarant further reserves unto itself the right to transfer operation and maintenance of the system to the Harvest Hills Subdivision Property Owners Association upon sale of seventy-five percent (75%) of the lots in the development, or to the Central Hampshire Public Service District of Hampshire County, West Virginia or any successors agencies. Owner agrees that it consents to any such transfer in advance, upon its proper approval by the West Virginia Public Service Commission or other appropriate authority. Further, Owner agrees in advance to pay any further fees due hereunder or as assessed by the successor owner/operator of such facility.

(27) Further, by acceptance of a Deed to property in Harvest Hills Subdivision the Owner agrees to comply with all requirements of Declarant, its heirs successors and assigns concerning use of the central sewage system of Harvest Hills Subdivision. At no time shall storm water be diverted, or gutters installed from homes so as to divert storm water, into the central sewage system by Owner.

(28) Owner agrees to maintain his yard area in a manner consistent with the neighborhood. All yards shall be maintained in a uniform and consistent manner and lawns shall be regularly kept and mowed. Further, all above ground pools,