

784 MOUNTAIN VIEW ESTATES

DECLARATION OF PROTECTIVE COVENANTS AND USE RESTRICTIONS

1. Lots may be used only for single family residential purposes. No dwelling may be constructed or maintained on any lot with a ground floor area of less than 480 square feet, exclusive of porches and garages.
2. Any building constructed of wood must have at least two coats of paint, varnish or stain unless the wood is of self sealing nature such as redwood or cedar.
3. Any garage, outbuilding, or storage shed must conform in general appearance to the dwelling.
4. There shall be no house trailers or mobile homes. Travel trailers, motor homes, camping trailers shall be permitted on premises temporarily for weekend use or for vacations and hunting seasons, for no longer than 180 days during one year.
5. No building may be constructed within forty (40) feet from center of road which it faces nor closer than 20 feet from any one side of lot.
6. All buildings and dwellings shall be of substantial building construction. All exterior construction must be completed within eight (8) months from the date of the beginning of construction. No temporary shacks, trailers or basements shall be used as a resident.
7. All material used for exterior walls of dwellings or buildings shall be of brick, stone, aluminum, masonite, redwood or wood siding. No composition asphalt siding or shingles shall be used. All roofs shall be at least 4 x 12 pitch.
8. Premises shall be maintained in a neat and orderly appearance at all times.
9. There shall be no open discharge of sewage or water. All water and sewage to be disposed of as directed by WV Health Department.
10. No right-of-way or easement shall be granted or created upon or across owners acreage except for public utilities.
11. Culverts must be used in all driveways leading from subdivision roads and must be at least twelve (12) inches in diameter and nothing less than twenty (20) feet in length.
12. Garbage and trash disposal shall be the responsibility of the landowner.
13. No junk cars or abandoned vehicles to be parked on property.
14. No noxious or offensive trade or activity shall be carried on any lot or right-of-way, nor shall anything be done thereon which may be or become an annoyance or nuisance to the property owner's.
15. No livestock shall be allowed on any lots except house pets.
16. The Grantees are to pay \$50.00 per year for the maintenance of roads and any facilities dedicated to lot owners in common.
17. The discharge of firearms is strictly prohibited with five hundred (500) feet of any improvement, cabin or living area on any lot within said subdivision.

18. No sign of any kind larger than one square foot shall be displayed on any lot, except temporary signs in connection with the construction, lease or sale of buildings of lots, except road name and directional signs.
19. The use of any motorcycles or motor vehicles without proper noise abatement and equipment is prohibited within subdivision.
20. The Grantors reserve unto themselves, their assigns, and successors, the right to erect and maintain utility poles such as telephone and electric power poles, conduits, equipment, sewer, gas and water lines, or to grant easements or right-of-way therefore, with the right of ingress and egress 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 roads and right-of-way.
21. Refusal to pay road maintenance fees will create the right for the Grantors or any successors to place a lien against the subject real estate and the unpaid fees will accrue interest at the highest rate permitted by law.

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

Be it remembered that on the 21st day of October, 1985, at 2:30 P M, this Deed 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.

CASTO & HARRIS INC., SPENCER, W. VA. DT-30000 NC 86562-C