Del: Royce B. Saville 3-12-85

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HIGH MOUNTAIN MEADOWS 533

DECLARATION OF EASEMENTS AND PROTECTIVE DEED COVENANTS

1. Each owner of a lot shown on the subdivision plat shall have an easement over and upon the existing roadways running to and through the subdivision for ingress and egress to W.V. Route 11 and the private parking area adjoining Short Mountain State Hunting and Fishing Area.

2. Maintenance and repairs to said roadways (including the 0.9 mile Right-of-Way from Route 11) shall be performed on a continuing basis by the Owners Association. Road maintenance fee shall be $35.00 annually - per lot owned. No road fee, however, is payable for unsold lots.

3. The developers reserve unto themselves, their heirs and assigns an easement or Right-of-Way over, under or through a twenty (20) foot strip of land along every lot line of every lot in the subdivision for the purpose of facilitating erection and maintenance of utilities, cables, drains, culverts, etc..

4. No commerce or business of any type is allowed within the subdivision. Mobile homes are not allowed on any lot with a "B" shown on the plat. Camping, motor homes and camping trailers are permitted. No trucks, buses, old cars, or unsightly conditions will be allowed to exist on any lot if deemed to be left, stored or abandoned. The Owners Assoc. reserves the right to implement noise, speed and safety regulations from time to time.

5. Sewerage and waste systems shall conform to West Virginia state regulations.

6. No structure of any kind shall be built or erected within twenty-five (25) feet of any property line. No driveway or access may be built across a road ditch without the installation of any appropriate culvert to divert run-off water from the roads.

7. Since private access is afforded to 8,000 acres of State hunting lands, the discharge of firearms is prohibited within 500 feet of any residence, campsite, posted land, or otherwise improved property within the subdivision.

8. Determination by any Court that any provision herein is invalid for any reason whatever, shall not effect the validity of any other provision hereof or regulation of the Property Owners Association.

9. These Covenants - which run with the land - may be amended or modified by a two-thirds vote if the members in good standing, or by the developer, provided that any such change, amendment, or modification is duly recorded among the land records of the Hampshire County Supervisors Court, Romney, West Virginia, where these covenants are recorded of record and shall be referenced in each and every deed of conveyance.

ROYCE B. SAVILLE
ATTORNEY AT LAW
ROMNEY, WV 26757

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10. The Property Owners Association shall be formed in April, 1985. The organizational meeting shall be called to order by the developer, whereupon the owners of lots in High Mountain Meadows shall elect officers and make such rules and regulations as they deem appropriate. Each property owners, upon entering into an agreement to purchase, is automatically a member of said Association and agrees to abide by the lawful rules of said Association and to pay the road maintenance fee.

MELAN CONSTRUCTION COMPANY
A Virginia Corporation

BY: Martin Price (SEAL)
ITS: Vice-President

(CORPORATE SEAL)

ATTEST: J. Brent Moore
TITLE: Secr.

STATE OF FLORIDA,
COUNTY OF DADE, TO WIT:

I, Edwin W. Witkowski, JR., a Notary Public in and for the aforesaid County and State, do hereby that Martin Price, as Vice-President, of Melan Construction Company, Inc., a Virginia Corporation, has signed this foregoing and annexed writing before me on this the 11 day of February, 1985, in my said County and State.

My commission expires: NOTARY PUBLIC STATE OF FLORIDA BONDED THRU GENERAL INSURANCE UND. MY COMMISSION EXPIRES MAR 9 1986.

Edwin W. Witkowski
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY ROYCE B. SAVILLE
ATTORNEY AT LAW, ROMNEY, WEST VIRGINIA
26757-2000

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

Be it remembered that on the 26th day of February, 1985, at 2:23 P M., this 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 Clerk
County Commission, Hampshire County, W. Va.

CASTO & HARRIS INC., SPENCER, W. VA. RE-ORDER NO 81739-B