RICKIE C DAVY POOLE P O BOX 36 CAPON BRIDGE, WV 26711-0036 Transport . 4

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CONDITIONS AND DEDICATION OF REVISED FINAL PLAT, RESTRICT VERSERVATIONS FOR RIVERSIDE VERSERVATIONS FOR RIVERSIDE VERSERVATIONS OF REVISED FOR A RESTRICT OF RESTRICT OF REVISED FOR A RESTRICT OF R HAMPSHIRE FINAL PLAT, RESTRICTIVE VS FOR RIVERSIDE VILLAGE, COUNTY, WEST VIRGINIA 800K COVENANTS TOWN OF 9 1 PAGE

West dated the 10th day Covenants, heretofore Bridge-Bloomery District, incorporated a Virginia, "Declarant" Capon Bridge-Bloomery District, Hampshire Clerk Virginia, WHEREAS, reasons; 0f areas the in Oh Conditions 0f filed residential Clerk Deed and for Riverside Plat the in Map DBD and of October, Book that County Offi 0f O_f and Book 10, said subdivision which the 459, ΨV, subdivision Hampshire County, Reservations certain Commission of County LLC, 2006, Page at t Village Page Commission of document 498, and of record in დ ე. situate for 186, subdivision, the and Hampshire Riverside County, West Virginia, for ij owner/developer titled ე ე which the all Hampshire Of West Virginia" Town pertinent record the Village, γd ն County, "Restrictive 15 Offi reference O H lot County, and has in Capon ice of West Town with the and and

and with Ηh H ρ incorporated herein Village Village 10.1701 plain, said adjacent O.f. Riverside certain changes efer 20 more that 12, Common д original the portions to WHEREAS, and particular metes 13, Nos. Subdivision shall be recorded prior the portions pertinent acres all subdivision, Common Area Village recordation Area, thereby increasing the conveying those 14, metes incorporate 11, future acreage Off മ the and 12, said thereof and and bounds shown subdivision for 15, Declarant conveyances മ 13, and 0 H proper lots Off and all the and shown on ьу 9.831 14, which portions as this pertinent Revised Final Plat the bounds description the that on said plat, descriptions, minor has and to 0 Common acres instrument said Revised Revised lies 15 Ьe mow lots in boundary and proper Уď designated prepared Area to area of within the caused Final removing 1ts to including all of said dimensions and acreage S S and 20 adjustment Offi O.fi the Common Area from Plat shown revised മ reasons, Plat which subdivision contemporaneously no Riverside ۲. Revised Revised 100 from said g 0f λq O Hi revises year acreage said said including plat reference Riverside Riverside Lot with Plat Village flood plat which Nos lots and the Off. 0f

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100 hereunder shown on the mainly in execute conveyed the WHEREAS, purpose and record unto floodlain გ გ said 100 set above referenced Revised Final Thomas W. മ OH portion forth in Deed Book year flood Declarant a deed conveying and the Alkire, of Lot said merging same plain, No. e t Thomas , xn 460, 12, that back Λq which has at W. Alkire, portion of into the to the Declarant Plat; deed Page 705, of the and heretofore Common Area as Lot et ux, lies Declarant 12 in herein lying been the

only descriptions document Covenants, Final their referenced above, Covenants, Lot and sed for WHEREAS Plat new 15, Nos. Plat to reflect the and revised descriptions Conditions Conditions and the and 11, and resultant of limited Declarant Riverside Village subdivision into the 12, likewise to reflect the changes Common Area and incorporate the revised metes 13, and Reservations for Riverside and Reservations purpose 14, would revised acreages likewise and 15, and the ജ Of amend shown recognizing does മ and revise \mathfrak{q}_0 set in dimensions and acreages for hereby said of Lot forth Common Area to relect Riverside Revised Final Plat and Nos. the g incorporate amending Village, said 11, Restrictive Restrictive and bounds Village 12, Revised said 13, tud as

VILLAGE, TOWN RESTRICTIVE VIRGINIA, NOW, THEREFORE, COVENANTS, OF CAPON TO WIT: BRIDGE-BLOOMERY DISTRICT, THIS CONDITIONS DEDICATION AND RESERVATIONS OF. REVISED HAMPSHIRE FOR FINAL RIVERSIDE COUNTY PLAT,

and đ Village subdivision, which said revisions and amendments Restrictive execute and subdivision, Ö and be which are WITNESSETH: binding delivers the following Covenants, namely set upon all real estate situate forth That DBD Conditions S of WV, the follows: LLC, Declarant and revisions and amendments does Reservations by these Offi in said subdivision, Riverside presents, for shall Riverside Village to the apply make

this be recorded instrument That prior മ Revised to to reflect 20 Plat contemporaneously with the the of Riverside Village subdivision shall minor boundary adjustments recordation made Off

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the 9 each areas changes merging Declarant specifically bounds conveying said evised thin the said Nos. changes Of subdivision О Н the area Notes descriptions said same acreages made 10, 11, Revised each those 100 S D No and at 12 lots with the to address in the year other 0£ Page plat the 13, mentioned മ Of portions Final and the set 186; each of 14, flood Revised and changes metes and clarify to Common Area, added aforementioned forth Plat properly and 15, EXCEPT those for acreages, plain Off above and said and Final have Λq said ut. merged bounds have and the the aforesaid minor lots the reflect been which lots Plat and revisions been lots and made to boundary descriptions Common Area, Note required certain ลร due these the common the deleted including to set to purpose Z Clerk's Common Area as the madechanges has adjustment the area forth and ori to been to and Declarant 0£ Office that ginal removed the to reflect above, reflecting Basically, revisi metes added lots located Plat уd H. shown Мар the the and and ons and to Of.

Final \cap Ö recorded Plat All ,Sđ 0 fi future O.Fr Riverside Village prior Ħ β٦ lots S t o Services, 93 shall be contemporaneously with Inc., subdivision conveyed dated subject September ន prepared this ťο 2 this instrument 2010, Уď Revised Rickie

- Area paragraphs acreages യ Page Covenants, document creages of lecting ಬ್ 498, N record referenced above 0 That accordingly that would 0 ff Conditions the the shall \mathtt{u}_{I} in said need changes particular the lots also document aforesaid Clerk's to (Lot and þе tο þе to Reservations Nos. the **μ.** revised amended ct reflect appears metes certain 11, 12, and for and their for Office document that 13, amended the bounds Riverside revised 14 the limited in Deed and titled descriptions, ij. above 15) dimensions Village, the Book Restrictive purpose and referenced following 459 Common and of аt
- change \nearrow ήn acreage Article u, 1, the Section Common g Area shall bе amended to refl Ō g the
- amended \mathbb{B} ťο the reflect third the paragraph change i, πţ acreage Article in 1 the Section Common 7 Area shall эd
- K ര ference $\overline{\mathbf{G}}$ Article the Revised μ, Section 9, Plat 0f Riverside shall фe Village amended subdivision, 40 also include for all Уď

CARL, KEATON

k FRAZER, PLLC

LTTORNEYS AT LAW

56 E. MAIN STREET

ROMNEY, WV 26757

14, of the some of Riversidee Village subdivision. Notes, flood plain and way designations, and 15 and the Common Area as Οf same purposes including the restrictions and reservations and in the metes and bounds descriptions of Lot Nos. 11, 12, 13, these may change due to the minor shown on the Revised Final Plat set back lines, boundary adjustment etc.,

- Common Area which is now 10.1701 acres. Acres" for each Lot as located within the total shall now be changed to reflect the heading 0f the section titled "Designated Access to the revised acreage of Common Area Offi 9.831 the
- of Lot Nos. 11, 12, 13, 14, and 15, and the Common Area document subdivision shall be taken subject to the original document verbatim herein, effect without Reservations for forth E) That all other in which reflects the original change Riverside Village shall and any 20 terms, stipulations and conditions the Restrictive subsequent amendment revised metes conveyance s S Covenants, remain in full þ. and set bounds descriptions of lots in forth Conditions force textually and this as this and and

September, Dedication Conditions, IN WITNESS 2010 of Revised Plat and Restrictions WHEREOF: The and Declaration of Protective Covenants, on Riverside Village this Declarant does hereby execute 414 day of this

DBD OF WV, LLC, a WV Limited Liabillity

Company

Mike C. Lavy,

Member

BY:

Jany C Davy, Member

BY:

s R. Bergey, or., Membe

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STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

whose I, Latricia L. Buckley , a Notary Public county and state aforesaid, do hereby certify that before me in my said county name is signed and affixed to the foregoing instrument day of September, 2010, and state. has this day a Notary Public, acknowledged the Rickie C. in and for Davy, dated same the

September, Given 2010. under γm hand and Notarial Seal this #

NOTARY PUBLIC
STATE OF WEST VIRGINIA
PATRICIA L. BUCKLEY
HC 78 BOX 38-3B

Notary Publi

STATE OF I Y VOUS LANCE

COUNTY OF

Workster

TO WIT:

before whose county day of September, name is signed and affixed to the me in my and state aforesaid, 17 PLIXE said county NSXXX. 2010, and state do hereby certify that has this a Notary Public, day foregoing acknowledged deed Јату С. in and dated the same for the Davy, the

September, Given 2010. under МĀ hand and Notarial Seal this 下 手 day 0

Notary Publi

COUNTY OF STATE OF tland

before me in my said county county and state whose name day of September, is signed and affixed to the aforesaid, 2010, has this do hereby certify that J and TO WIT: state. day acknowledged the same fy that James R. foregoing deed dated in and Bergey, for the

September, Given 2010. under МĀ hand and Notarial Seal this day of

Notary

9895 Recorded ₹ Date Recorded 09/15/2010 Instrument No 127590 Instrument No 127690 Sygron H Link

Ç Keaton, Attomis 00 mis 00 mis 679-169 Additional Recording Fee Book-Page

CARL, KEATON & FRAZER, PLLC ATTORNEYS AT LAW 50 E. MAIN STREET ROMNEY, WV 20757

Law,

Romney,

West

This

document

ι was prepared by Virginia.

William

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office

9115110 with: El

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

Teste

Clerk.