

This conveyance is subject to the 50 foot right of way leading to West Virginia Route 50/2, the centerline of which constitutes the boundary of the tract herein conveyed and 25 foot of said right of way is upon the lot herein conveyed; which right of way is for the use of the grantor and its successors or assigns, and for the use of all persons to whom such right has been conveyed. However, the grantees herein shall also have the right to use this right of way.

This conveyance is subject to the following restrictions:

1. The grantor reserves unto itself, its successors or assigns, the right to erect and maintain telephone and electric light poles, conduits, equipment, sewer, gas and water lines, or to grant easements or rights 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 side, rear or front lines of any said lots, or within forty (40) feet from the center of any road right of way. Such a right of way for utility lines may also be utilized by the said grantees in the use of their lot.
2. Lots shall be used for residential purposes only and no dwelling shall be less than 560 square feet; if mobile homes are used, it shall be permanent, with sides skirted.
3. If garage or storage shed is built, it shall conform in general appearance to the dwelling.
4. No buildings or dwellings shall be constructed within fifty (50) feet from side of lot or road.
5. Garbage and trash containers must be covered at all times, and premises shall be maintained in a neat and orderly manner.