

**DEDICATION OF WHIPPOORWILL HILL
RESTRICTIONS, CONDITIONS, AND RESERVATIONS.**

Backwoods, Inc., owner and developer of Whippoorwill Hill does now make, publish and declare the following subdivision Restrictions, Conditions and Reservations for Whippoorwill Hill subdivision.

A plat survey of Whippoorwill Hill Subdivision has been placed of record at the Hardy County Clerk's Office at Moorefield, West Virginia, in Plat Book No. , the page number having not yet been assigned, and the plat of said subdivision has been recorded of even date with the recordation of these Whippoorwill Hill Subdivision Restrictions, Conditions and Reservations, and reference is made to the subdivision plat of survey for any and all pertinent purposes.

The following are the Protective Covenants, Conditions and Reservations of Whippoorwill Hill Subdivision:

1. No garbage, junk, debris or abandoned vehicles shall be allowed on any lot. Any car which is unlicensed for thirty continuous days will be considered abandoned and must be removed by the land owner.
2. All trailers that are placed upon any of the lots of the subdivision must be underpinned within ninety days of installation.
3. If a trailer is put on a lot, a strip of woods twenty feet wide must be left uncut screening the trailer from the road. (This condition may be waived at the original sale of the lot by the grantor or thereafter by a two-thirds majority vote of the hereinafter created Lot Owners Association).
4. The road maintenance fee will be \$50.00 annually and must be paid to the Lot Owners Association, and may be changed by a two-thirds majority vote of the Lot Owners Association.
5. A Lot Owners Association shall be established within a reasonable period of time and each lot owner shall be considered a member of said Lot Owners Association. The grantor and the lot owners shall have one (1) vote for each lot owned.
6. Backwoods, Inc., reserves unto itself and its assigns an easement for the installation, erection, maintenance, operation repair and replacement of telephone and electric lightpoles, conduits and related equipment and sewer, gas and water lines on, over and under a strip of land ten feet wide along all property lines not serving as the centerline for rights-of-ways within the subdivision, and this in addition to easements reserved by any other instrument duly recorded. Nothing herein shall be construed as creating any duty on Backwoods. Inc.