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DECLARATION OF PROTECTIVE COVENANTS  
AND RESTRICTIONS OF  
RAVEN ROCKS SUBDIVISION

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THIS DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS is made this 19th day of March, 1990, by RIVERBIRCH, INCORPORATED, a Virginia corporation ("the Declarant"), as the owner of all of that tract of land in Hampshire County, West Virginia, described by metes and bounds in Schedule "A" attached hereto and incorporated herein by reference, which is a portion of the land conveyed to it by Deed recorded in Deed Book 310 at page 656 and is the land shown on the plat recorded in the land records office of Hampshire County, WV at map book 5, page 140 and known as Lots 1 through 30, inclusive. The tract of land thus identified shall be referred to in this Declaration as "the Property".

NOW THEREFORE, Declarant hereby declares that all of the Property described above shall be held, sold, and conveyed subject to the following covenants, conditions, restrictions, and easements, which shall be covenants real running with the Property and every lot and parcel contained therein, whether or not specific reference is made to this Declaration in any

deed or other instrument transferring or conveying any portion of all of such property. These covenants shall be binding on all parties having any right, title or interest in the described Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

#### ARTICLE I

#### RAVEN ROCKS ASSOCIATION

RAVEN ROCKS ASSOCIATION is an unincorporated association organized under the West Virginia Uniform Common Interest Ownership Act (Sections 36B-1-101 et seq. of the West Virginia Code ("the Act")) for the following purposes: to administer the protective covenants of Raven Rocks Subdivision in such a manner as to conserve and protect the value of all the Property; to maintain and administer the roads described in Article II of this Declaration; to assess, collect, and disburse the assessments authorized by Article III of this Declaration; to promote the peace, health, comfort, safety, and general welfare of its members; and to do all other things permitted to similar associations by the Act.

Every owner of a lot designated as such on the attached Plat shall, be accepting a deed to such lot, automatically be a member of the Association by reason of such ownership so long as he remains an owner. (One who owns an interest in a lot solely

severally with all other owners of their lot, for complying with the provisions of this Declaration and the reasonable rules and regulations promulgated under it by the Board of Directors of the Association, and for the payment of all assessments and charges imposed on their lots during the period of their ownership. A member may not escape his membership responsibilities by non-use of the Association facilities or abandonment of his lot.

The affairs of the Association shall be managed by a board of directors consisting of at least three members. Except for directors appointed by the Declarant, a majority of the directors must be owners of lots within the Property. The Board of Directors shall elect officers of the Association, which shall include at least a president, secretary, and treasurer. The initial Board of Directors shall adopt Bylaws for the Association prior to the conveyance of the first lot to an owner other than the Declarant; such Bylaws may thereafter be amended by a majority vote of the owners in attendance at a meeting called for that purpose, but during the period of Declarant control may not be amended without the Declarant's consent.

Subject to the provisions of Section 36B-3-103 of the Act, the Declarant shall, during any period of Declarant control, have the right to appoint or remove any officer of the Association, or any director of the Association appointed by it. Unless the Declarant voluntarily surrenders it sooner, the period of Declarant control shall terminate sixty (60) days

after the Declarant has conveyed seventy-five percent (75%) of the lots to owners other than the Declarant.

The owner of each lot designated as such on the attached plat shall be entitled to one vote for each lot owned in connection with the election of directors and on such other matters as may properly come before the membership. Voting shall be in accordance with Section 36B-3-110 of the Act.

The Board of Directors of the Association shall have the powers necessary and appropriate for carrying out the purposes of the Association except as may be specifically reserved by this Declaration to the members or to the Declarant.

#### ARTICLE II

##### COMMON AREA

"Common Area" shall mean and refer a 50' wide easement for all roads within the Property as shown on the plat.

Every member shall have an easement of use and enjoyment over the Common Area, subject to the right of the Board of Directors to establish reasonable rules and regulations for the use of the Common Area and to grant easements and rights of access over the Common Area.

#### ARTICLE III

##### ASSESSMENTS

Each owner of any lot shown on the Plat agrees to pay, as his personal obligation, such assessments as are authorized by

against which the assessment is made. The sale of any lot pursuant to a foreclosure of a deed of trust on the lot (or deed in lieu of such foreclosure), shall extinguish the lien of such assessments as to payments which became due prior to such foreclosure sale or deed in lieu of foreclosure, but shall not extinguish the personal liability of the owner of such unpaid assessments which became due during his period of ownership. The lien provided for herein shall be subordinate to the lien of any first deed of trust, except for assessments which accrued prior to the date such deed of trust was recorded.

The Board of Directors shall fix each year an annual assessment equally against each lot in an amount appropriate to and used exclusively to carry out the purposes of the Association described in Article I, including the funding of reasonable reserves for roadway maintenance and the timely repair and replacement of capital improvements. The maximum annual assessment for each lot, until changed by vote of the membership as hereinafter described, shall be \$ 250.00 per lot, indexed automatically for inflation as provided in Section 36B-1-114 of the Act. The Board of Directors may, prior to the beginning of each year, set an annual assessment for such year which does not exceed this maximum, and if the Board should fail to fix an assessment for any year, the previous year's assessment shall apply. The maximum annual assessment may be modified or waived for one or more years with the approval of the Board of Directors and a

majority vote of the members, provided that during the period of Declarant control it may only be modified or waived with the unanimous consent of all owners.

The Board of Directors may also levy a special assessment against some or all of the lots on the Property, applicable to not more than five years, for the purpose of defraying, in whole or in part, the cost of any acquisition or construction, reconstruction, repair, or replacement of a capital improvement upon the Common Area, including fixtures and personal property thereon, provided that such special assessment is approved by a majority vote of the owners of those lots which would be subject to the proposed special assessment.

The Board of Directors may also levy a maintenance assessment on any lot whose owner fails to maintain or restore the lot and improvements on it, as required by Article IV of this Declaration. Such a maintenance assessment shall be limited to the amount necessary to meet the cost of the maintenance or restoration and other charges, if any, permitted under this Declaration, and may not be imposed until the Board has given the owner at least thirty days notice of its intention to undertake such maintenance or restoration and afforded the owner an opportunity to be heard by the Board on the matter.

The Association may charge an owner: a) a late fee on overdue assessments, not to exceed ten percent of the assessment; b) the costs, including attorney's fees and court costs, for collection of assessments and of enforcing any of the

up to the maximum rate permitted by law. Any such charges shall be added to and become a part of the lienable assessment on the lot, and they may be awarded by a court as part of its judgement in any proceeding in law or in equity.

ARTICLE IV  
USE RESTRICTIONS

The following restrictions shall apply to all of the lots on the Property:

a. Lots may be used only for recreational and single family residential purposes and for purposes incidental or accessory thereto, including one guest house, except that camping is allowed subject to the provisions of section g. of this article.

b. No dwelling or other building shall be erected less than twenty-five (25) feet from any road right-of-way line, and twenty-five (25) feet from the side or rear or other line of any lot; provided that side line set-backs shall not apply to a property line between lots in single ownership.

c. All exterior construction must be completed and closed within nine (9) months of the commencement of construction. No building of a temporary nature shall be erected or placed on any of said lots except those customarily erected in connection with building construction operations, and in such cases for a period not to exceed six (6) months.

d. No owner shall erect or suffer to be erected any structure within, or otherwise obstruct, any easement across his lot, nor divert or otherwise interfere with the natural flow of surface water, except that a pond which is approved by the proper authorities is permitted, nor obstruct any drainage ditch.

e. As part of the development of any lot, the owner shall provide adequate off-street parking for himself and his guests.

f. No sign of any kind larger than two square feet shall be displayed on any lot, except temporary signs in connection with the construction, lease or sale of buildings or lots, and except street names and directional signs.

g. No trailer (i.e. one which can be towed by an automobile) or camper containing living or sleeping quarters may be placed upon the Property, except for the purpose of camping for temporary periods or intervals, not to exceed thirty (30) consecutive days or a total of one hundred twenty (120) days per calendar year. Any such campers or trailers must be located in compliance with the set-back lines described in section b. of this article, and must be fully self contained or connected to an approved septic system, except that legally registered recreational vehicles may be stored upon said lot if a permanent dwelling exists on said lot.

h. All driveways shall be curved to minimize direct sight



except mobile homes which are at least 24 feet wide. The roof on each house must be pitched so that it rises at least one (1) foot vertically for each three (3) feet of horizontal run, except for the roof on porches. Asphalt siding shall not be allowed on any structure. Concrete or cinderblock foundations on houses must be parged or painted. Any mobile or modular, panelized or other home placed on any lot must be permanently installed on an appropriate foundation.

j. No noxious or offensive trade or activity shall be carried on upon any lot or right-of-way, nor shall anything be done thereon which may become an annoyance or nuisance to the community. Without exclusivity, the following items and activities must be thoroughly screened by appropriate methods:

1. Refuse containers (all refuse must be kept in closed sanitary containers at all times.)

k. Each owner of a lot shall keep all improvements owned by him in good order and repair, such that the appearance of the property is not detrimental to adjoining lots.

1. The Declarant hereby creates a perpetual easement in favor of the Declarant and all lot owners on, over, under, and across the ingress and egress easement area and on, over, under and across a strip of land fifteen (15) feet wide at any point along any road right of way line and along any other side, rear or front lines of any lot on the property, except along common property lines where adjoining lots are under single ownership, as an easement appurtenant to each lot in the Property for the

installation, use, maintenance, repair, and replacement of public and private utilities, including sewer, water, gas, electricity, cable television, telephone, and telegraph. Said easement areas are not dedicated to the public. Any person exercising the easement rights granted hereby shall repair any damage to an easement area caused by such person, including but not limited to backfilling of trenches, replacement of pavement, sod, fences, shrubbery, and landscaping, but not the placement of large trees.

m. All sewage disposal systems constructed on said lots shall conform to the regulations of the West Virginia Department of Health and any other appropriate local, state, or federal regulatory authorities. All sewage must be disposed of through an in-ground septic system. Out houses are not allowed.

n. A minimum of not less than fifteen (15) inch diameter culvert must be used in all driveways leading from any roadway in any right of way or ingress-egress easement where a drainage ditch is crossed by such driveway.

o. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot for commercial purposes.

p. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other household waste of any type or nature, or for cars, appliances, commercial or construction refuse or rubbish of any type.

of any lot shall be permitted under any circumstances, except that minor boundary line adjustments are permitted.

r. No timber shall be harvested for commercial purposes.

s. All the roads on the Property, unless and until accepted by the State of West Virginia, shall be maintained as private roads by the Association. At such time as a majority of lot owners shall request that the State assume control of the roads in the Subdivision, and the State agrees to accept the roads, each lot owner will execute any and all documents necessary to accomplish dedication of the roads to the State. This paragraph shall not be interpreted, however, as implying any obligation on the part of the Declarant to make any changes or improvements in the roads, other than as required by Hampshire County for approval of the Subdivision plan.

t. Any damage done to a roadway or other Common Area by any owner, or the family member, guest or invitee of an owner, shall be the responsibility of such owner to repair. If an owner fails to make any repair required of him under this section within thirty (30) days of written notice from the Association, then the Association may make such repairs as the agent of the owner and the cost of such repairs shall constitute a maintenance assessment against such owner's lot. Such assessment shall bear interest and be collectible as provided for in Article III of this Declaration.

## DECLARATIONS REQUIRED UNDER THE ACT

IN ACCORDANCE WITH Section 36B-2-105 of the West Virginia Code (as amended), and other provisions of the West Virginia Common Interest Ownership Act, the party of the first part does hereby declare, in addition to the other matters set forth in this declaration:

1. The name of the common interest community shall be RAVEN ROCKS SUBDIVISION and it is a "planned community" within the meaning of the aforesaid Act;
2. The community is located entirely within Hampshire County;
3. The real estate included in the community is described in Schedule "A";
4. The declarant does not reserve any right to create additional lots or parcels;
5. The boundaries of each lot are shown on the plat.
6. The common area of the community shall consist of an easement 50' in width known as Raven Rocks Drive and Deer Haven Road, as described in Article II of this Declaration and shown on the plat. No other land may become common area.
7. The declarant reserves no "development rights" as to the community within the meaning of Section 36B-1-103(14) of the Act.
8. The declarant reserves the following: "special declarant rights" within the meaning of Section 36B-1-103(29) of the said Act: to maintain one sales office and a reasonable number of signs advertising the community until the last lot owned by declarant is sold and conveyed; to use easements through the common area for the purpose of making improvements within the community, until the last lot owned by the declarant is sold and conveyed; and to appoint or remove officers or directors of the Raven Rocks Association, during the period and under the circumstances described in Article I of this Declaration.

9. The annual assessments for the common expenses of the community shall be levied equally against each lot, and each lot shall be entitled to one vote in the Raven Rocks Association.

10. The restrictions on use of the lots shall be as set forth in this Declaration. There are no restrictions on occupancy of the lots except a restriction on the period of time for which the lots can be used for camping, as set forth in Article IV, item (g). There are no restrictions on alienation of the lots, nor on the amount for which lots may be sold.

11. The record data on easements and licenses appurtenant to or included in the community are shown on the herein referenced plat.

#### ARTICLE VI

##### GENERAL PROVISIONS

The protective covenants and restrictions contained in this Declaration shall continue in full force and effect until a termination of the Declaration is executed and acknowledged by the owners of eighty percent of the lots and recorded among the land records of Hampshire County. This Declaration may be amended with the approval of the Board of Directors and the consent of the owners of two-thirds of all of the lots, at a meeting duly called for that purpose. So long as the Declarant owns any lot or lots on the Property, no such termination or amendment shall be effective without its consent.

The Association and any owner of a lot shall have the right to enforce all provisions of this Declaration by any proceeding in law or equity. The Association shall have the right to record among land records of Hampshire County a notice of violation of any provision of this Declaration and to charge the offending owner with the cost of recording and removing the

same. Failure to enforce any provision of the Declaration shall in no event be deemed a waiver of the right to do so thereafter, nor shall any liability attach to the Association or to any other person for failure to enforce such provision.

In construing this Declaration, the use of one gender or number shall imply the use of any other gender or number as the context may require; the requirement for a majority or two-thirds vote shall mean the vote of the owners of a majority or two-thirds of all of the lots or a vote of a majority or two-thirds of all of the Directors, as the case may be, and not just those in attendance at a meeting.

The determination by any court that any provision of this deed is unenforceable, invalid or void shall not affect the enforceability or validity of any other provisions.

This Declaration shall be liberally construed in favor of the party seeking to enforce the provisions hereof to effectuate the purposes of protecting and enhancing the value, marketability and desirability of the Property. The Board of Directors shall have the right to interpret all provisions of this Declaration so as to advance the said purposes.

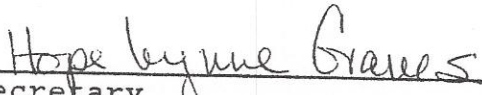
IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed this 15th day of March, 1990.

RIVERBIRCH, INCORPORATED

BY: 

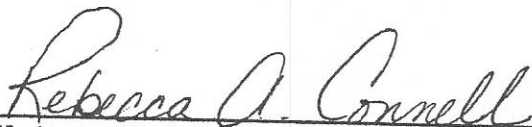
President

ATTEST:

  
Secretary

I, the undersigned Notary Public in and for the jurisdiction aforesaid, do hereby certify that John Canon, whose name is signed to the foregoing instrument as President of Riverbirch, Incorporated, personally appeared before me and in my jurisdiction aforesaid and acknowledged the same.

GIVEN under my hand this 15th day of March, 1990.

  
Notary Public

My commission expires: May 1, 1994

This instrument was prepared by:

Riverbirch, Inc.  
8505-1 Euclid Avenue  
Manassas Park, VA 22111

# Berkeley Land Surveys, Inc.

207 WILKES ST. - BERKELEY SPRINGS, WEST VIRGINIA 25411 - PHONE (304) 258-3161

Owner: Riverbirch, Inc. <sup>94</sup>  
Plat No. 89140  
237.27 Acres

## SCHEDULE "A"

### Description of Boundary of Raven Rocks Subdivision

All that tract of land situate in Springfield District, Hampshire County, West Virginia, situate on the western sides of Hampshire County Route 3 and Route 28/5, at Milleson's Mill, and being more particularly described as follows:

BEGINNING at a planted stone found on the northwest brow of a ridge overlooking Springfield, corner to Floyd Kaylor (Db. 120 Pg. 401) and corner to Walter Fields, Jr., et. al. (originally Db. 93 Pg. 218), thence with said Fields and running down the northwestern side of said ridge

N 43° 58' 04" E, 346.50 feet to a set 5/8 inch rebar on the northwestern side of said ridge, corner to J. Donald Woodson (Db. 178 Pg. 31), being S 43° 58' 04" W, 2817.1 feet from a 9 inch hickory with old fence on the southern side of Hampshire County Route 3 ("Springfield Grade Road") pointed out by Robert Woodson (son of J. Donald Woodson) as being on the original line, thence with said Woodson

S 51° 26' 00" E, 1860.23 feet to a set 5/8 inch rebar, corner to a 0.06 acre tract to be conveyed from J. Donald Woodson to Riverbirch, Inc., on the northern margin of "Raven Rocks Road", a 50 foot wide right-of-way which leads to Hampshire County Route 28/5, thence with the northern margin of said Right-of-way and said 0.06 acre tract by a curve to the right of radius 350.00 feet, delta angle of 16° 55' 08", and length of 103.35 feet, the chord of said curve being

S 89° 50' 57" E, 102.98 feet to a set 5/8 inch rebar on the northern margin of said right-of-way and a corner to a 1.51 acre tract to be conveyed from Riverbirch, Inc. to J. Donald Woodson, thence with the northern margin of said right-of-way and said 1.51 acre tract by a curve to the right of radius 350.00 feet, delta angle of 03° 08' 23", and length of 19.18 feet, the chord of said curve being

S 70° 40' 11" E, 10.10 feet



the chord of said curve being

S 77° 04' 02" E, 8.26 feet to a set 5/8 inch rebar on the northern margin of said right-of-way, thence leaving said right-of-way and still with said 1.51 acre tract

N 43° 23' 00" E, 2350.00 feet to a set 5/8 inch rebar, corner to a 4.33 acre tract to be conveyed from Riverbirch, Inc. to J. Donald Woodson, thence with said 4.33 acre tract down a steep ridge

S 52° 58' 12" E, 364.67 feet to a found 5/8 inch rebar, north-western corner to Feato Bazzell (Db. 162 Pg. 509), thence with said Bazzell

S 15° 22' 29" E, 296.16 feet to a set 5/8 inch rebar, being 30 feet from the westernmost line of David E. Combs (Db. 236 Pg. 486), thence still with Bazzell and parallel to and 30 feet west of Comb's line

N 59° 14' 20" E, 173.60 feet to a 36 inch red oak stump, the same course continued 14.00 feet farther to a set 5/8 inch rebar on the western margin of said Route 3, the same course continued 15.01 feet farther (in all 203.01 feet) to the center of said road, thence with the center of said road

S 28° 19' 42" E, 30.00 feet to the corner with said David Combs; thence with Combs and leaving said road

S 59° 14' 20" W, 15.01 feet to a set 5/8 inch rebar on the western margin of said road, the same course continued 435.60 feet farther (in all 450.61 feet) to a set 5/8 inch rebar, thence

S 28° 14' 01" E, passing the corner to Robert J. McKee (Db. 165 Pg. 524) 200.00 feet to a set 5/8 inch rebar, thence with McKee

N 60° 42' 13" E, 12.00 feet to a found wood post, the same course continued 423.60 feet farther to a set 5/8 inch rebar on the western margin of said Route 3, the same course continued 15.00 feet farther (in all 450.60 feet) to the center of said Route 3, thence with the center of Hampshire County Route 3 the following five courses and distances:

S 28° 34' 07" E, 264.14 feet, thence

S 26° 13' 54" E, 174.94 feet, thence

S 22° 20' 38" E, 183.72 feet thence

Riverbirch, Inc.  
Plat No. 89140  
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S 27° 53' 03" E, 170.60 feet, thence

S 48° 25' 31" E, 60.54 feet to the intersection with the center of Hampshire County Route 28/5 ("Silas Milleson Road"), thence leaving the center of Route 3 and with the center of said Route 28/5 the following ten courses and distances:

S 47° 34' 47" W, 85.96 feet, thence

S 73° 00' 00" W, 602.42 feet, thence

S 59° 59' 45" W, 132.23 feet, thence

S 19° 58' 16" W, 99.51 feet, thence

S 03° 47' 54" W, 266.69 feet, thence

S 08° 52' 25" W, 92.98 feet, thence

S 11° 24' 22" E, 58.63 feet, thence

S 27° 39' 20" E, 469.92 feet, thence

S 11° 29' 24" E, 41.54 feet, thence

S 34° 27' 42" W, 71.70 feet to the center of said Route 28/5 in the line of William J. Milleson (Db. 299 Pg. 393), being S 54° 15' 16" W, 166.61 feet from a found 3/4 inch iron pipe at the base of a corner fence post, thence with said Milleson and within the right-of-way limits of said Route 28/5 but northwest of its center

S 54° 15' 16" W, 652.91 feet to a 14 inch hickory on the northwest side of said Route 28/5, corner to Walter Woodson (Db. 246 Pg. 619) thence leaving said road and with said Woodson

S 51° 18' 40" W, 330.68 feet to a set 5/8 inch rebar at the base of a fallen corner fence post, thence

S 89° 04' 50" W, 430.00 feet to a set 5/8 inch rebar, easternmost corner to a 1.48 acre tract to be conveyed from Riverbirch, Inc. to Walter E. Woodson, thence with said 1.48 acre tract

N 86° 00' 00" W, 650.00 feet to a set 5/8 inch rebar, thence

N 89° 40' 00" W, 400.00 feet to a set 5/8 inch rebar, thence

S 84° 30' 00" W, 480.00 feet to a set 5/8 inch rebar, thence