

PORT EDWARDS ESTATES
SECTION 2

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This conveyance is subject to the following protective covenants, which are covenants running with the land:

1. There will be 2 lots along Black Top Road that will be allowed for trailers to be placed on Lot Numbers 2 and 3 as long as they are on permanent foundations and underskirted neatly. There will be no road maintenance dues on Lots 2 and 3.
2. Any building constructed of wood must have at least two coats of paint, varnish or stain, unless the wood is of self-sealing nature such as redwood or cedar.
3. If a family car garage or storage shed is built, it must conform in general appearance of the dwelling.
4. No house trailers, travel trailers, or motor homes shall be used for permanent habitation or other uses except they may be parked on premises temporarily for weekend use or for vacations and hunting season for a thirty (30) day period during any one year. Motor homes and travel trailers may be left year round but only lived in 30 days out of the year. Limited one per lot at any given time.
5. No building may be constructed within sixty feet from center of road which it faces nor closer than 10 feet from side of lot.
6. As sale of lots progresses, a landowners association shall be formed and a committee elected to assess the property owners a small yearly fee for road upkeep. The amount will be based on prevailing cost each year.
7. All buildings and dwellings shall be of substantial building construction. All exterior construction shall be completed within eight (8) months from the date of the beginning of construction. The eight months can be extended if developer agrees to it. No temporary shacks, trailers or basement shall be used as a residence.
8. All material used for exterior walls of dwellings or buildings shall be of brick, stone, aluminum, masonite, redwood or wood siding. No composition asphalt siding or shingles shall be used. All roofs shall be a 4-12 inch pitch or better.
9. Premises shall be maintained in a neat and orderly manner at all times.
10. There shall be no open discharge of sewage or water. All water and sewage to be disposed of as directed by West Virginia Department of Health.
11. No rights of way or easements shall be granted or created upon or across owner acreage except for public utilities with exception of lots owned by developer unless developer agrees.

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12. Culverts must be used in all driveways leading from subdivision roads which will be decided by the developer.

13. Garbage and trash disposal shall be the responsibility of the landowner.

14. All houses and cabins will have to have a minimum of 700 square feet on first floor.

15. No lots shall be resubdivided in Section 2, only by the developer.

16. No junk cars or abandoned vehicles are to be parked on property.

17. Lot No. 1 will be allowed a welding shop and a horse if agreed on by the developer.

18. Lot No. 8 will be allowed to be resubdivided once, provided it is approved by the Health Department of West Virginia.

19. The covenants as stated apply to all lots in Section 11 with the exception of Lot No. 14 maybe used for a cable television Headend Site as is more particularly described in the deed of conveyance for said Lot No. 14.

The 20 foot wide right of way shall be constructed and maintained at the expense of the owner of Lot No. 14 for which this right of way serves.-----