

**RESTRICTIVE COVENANTS, CONDITIONS AND RESERVATIONS**  
**For Triple J Estates**

1. Said land is restricted to residential use only, and no commercial, industrial or manufacturing business, building or enterprise shall be erected, maintained or operated upon said land.
2. There will be no sheep, goats, swine, kine or fowl kept or maintained upon said land. Other domestic animals or pets may be kept and maintained upon said land, but shall be kept and maintained within the boundaries of the owners of said land. Such other domestic animals or pets are permitted to use the common rights-of-way over the tracts of land of which this land is a part when under leash and the control of some person.
3. No outside toilet or open cesspool shall be built, maintained or permitted and any sewage disposal system, including septic tank and drainage field, installed shall be entirely within the boundaries of said land, and not nearer than ten (10) feet from the boundary of said land, and not nearer than one hundred (100) feet to any existing well or water supply. All installations of sanitary sewage disposal systems shall comply fully with the requirements of the Department of Health of the State of West Virginia.
4. All buildings and structures erected upon said land shall be upon a solid foundation (poured concrete, concrete block or solid stone) and shall be constructed of good finished materials in a good and workmanship like manner.
5. No structure of a temporary character, house trailer, mobile home, doublewide mobile home or basement dwelling shall be constructed, placed or maintained upon said land or any part thereof, however, a modular dwelling as defined by the Federal Housing Administration or Veterans Administration, may be placed and maintained thereon. No tent, shack, garage or any other outbuilding shall be used on said land at any time as a dwelling, either temporarily or permanently.
6. All fences, boundary markers or barriers shall be constructed of good finished material in a workmanlike manner or of appropriate vegetation, not to exceed eight (8) feet in height.
7. No dwelling shall be located upon said land nearer to the front boundary line than thirty (30) feet, nor within twenty (20) feet of the side boundary, nor within ten (10) feet of the rear boundary. Eaves, steps and open porches shall not be considered as a part of a dwelling for the purpose of this restriction; provided, however, that no such eaves, steps or open porches shall be built nearer than ten (10) feet from any boundary line.
8. No high intensity street lights, nor any flood lights automatically controlled whose general illumination shall extend beyond the boundary lines of said land shall be erected or maintained upon said land without the unanimous written consent of all property owners affected by such installation whose source of title is derived from the Grantor.
9. This land shall not be further subdivided.
10. Trash and refuse shall not be allowed to accumulate on said land, and no junk, junked vehicles, or parts thereof, or vehicles not in current use shall be kept or stored thereon. All garbage shall be kept in insect and rodent-proof receptacles and removed or disposed of at least every seven (7) days.

11. The course of any existing stream or drain on said land shall not be altered or restricted in any way which would affect any property not owned by the person making such alteration or restriction, and the Grantees shall not allow any drainage into a stream or drain which would in any way pollute such drain or stream.
12. An easement is hereby reserved for the construction, operation, maintenance, repair and reconstruction of overhead and/or underground public and quasi-public utility lines, which easement shall be ten (10) feet in width, along and parallel with all property lines of said land. This easement will not be utilized in such a way as to substantially and unreasonably interfere with the Grantee's reasonable use and enjoyment of his property.
13. Every driveway extending from a road to said land shall contain a culvert of not less than fifteen (15) inches in diameter.
14. Any dwelling constructed on said land that has only one (1) story above ground level shall contain no less than 1,200 square feet of living area above ground level.
15. Any dwelling constructed on said land that has two (2) or more stories above ground level shall contain no less than 2,000 square feet of living area above ground level.
16. No signs advertising a business, exempt signs indicating the sale of said land shall be erected thereon.
17. The use on said land of any motorcycle, dirt bike or all terrain vehicle is prohibited.
18. No dwelling house shall be constructed, nor shall a well be drilled, on said land until a sewage disposal permit has been obtained from the Department of Health of the State of West Virginia.
19. Enforcement of these covenants shall be by proceeding at law or in equity against any person or persons either to restrain violation or recover damages for violating or attempting to violate any covenant herein. Failure to enforce any provision herein shall not be deemed a waiver of the right to do so thereafter.
20. The invalidation of any one of the covenants by a judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.