

46535
PROTECTIVE COVENANTS
FOR
MAPLE HILLS EAST
AND
MAPLE HILLS WEST

716

1. Lots shall be used for residential purposes only. No dwelling shall be less than 1,000 square feet. No building shall be erected on said lot except for residential purposes, only for a family garage or storage shed.
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 to 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, for a thirty (30) day period during any one year.
5. No firearms may be discharged in subdivision.
6. No building may be constructed within sixty feet from center of road which it faces nor closer than twenty feet from side of lot.
7. As sale of lots progresses, a landowner's 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. \$100.00 start.
8. 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. No temporary shacks, trailers or basement shall be used as a residence.
9. 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 3-12 pitch or better. Any sectional house must have solid block foundation.
10. Premises shall be maintained in a neat and orderly manner at all times.
11. 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.
12. No right of ways or easements shall be granted or created upon or across owners acreage except for public utilities.
13. Culverts must be used in all driveways leading from subdivision roads where needed.
14. Garbage and trash disposal shall be the responsibility of the landowner.
15. No trail bikes or 4-wheel ATV vehicles are to be ridden on subdivision roads.
16. All burning of trash and brush shall be in accordance with State Fire Regulations.

17. No junk cars or abandoned vehicles to be parked on property.
18. Only two house pets per household allowed.
19. No lots to be subdivided.
20. All sectional homes to be approved by development committee.

The restrictions herein contained shall be restrictions running with the land and are for the benefit of all persons who own or who may hereafter own the property.

All property owners are specifically given the right to enforce these restrictions.

There is reserved the right to grant unto utility companies the right to establish their power lines and utility lines as may be necessary to serve the owners of the parcels within said subdivision.

THE FOREGOING PROTECTIVE COVENANTS WERE PREPARED BY STEPHEN W. SLONAKER and ALFRED L. LANDIS.

STATE OF WEST VIRGINIA,
COUNTY OF HAMPSHIRE, TO-WIT:

Stephen W. Slonaker (SEAL)
STEPHEN W. SLONAKER
Alfred L. Landis (SEAL)
ALFRED L. LANDIS

Sworn to and subscribed before me this 17th day of April,

1989.

My Commission expires: 12-21-92.

David A. Slonaker
Notary Public

STATE OF WEST VIRGINIA, County of Hampshire, to-wit:

Be it remembered that on the 26th day of April, 1989, at 11:16 A M.,
his Covenants was presented in the Clerk's Office of the County Commission of said County
and with the certificate thereof annexed, admitted to record.

Attest Nancy C. Zeller Clerk
County Commission, Hampshire County, W. Va.