

**HIGHLAND ESTATES
DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS**

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Known all men by these presents:

That the undersigned, Highland Estates, LLC, hereinafter referred to as "Declarant", do hereby make and declare the following protective covenants, conditions and restrictions for a subdivision to be known as Highland Estates, Phase I containing Lots No. 1 through 15, inclusive, lying and situate in Milroy District, Grant County, West Virginia, as being more fully described on the plat of survey prepared by Mark C. Geary, P.S. No. 1523, to be recorded in the Clerk's Office of the County Commission of Grant County, West Virginia, to which reference is hereby made. This being a portion of the real estate that was conveyed to Highland Estates, LLC by William H. Bean, Marla Zelene Harman and George I. Sponaugle, II, Special Commissioners by deed dated October 27, 2003, and of record in the Grant County Clerk's Office in Deed Book 222 at page 236.

It is the purpose of Declarant in creating Highland Estates to provide for the permanent protection of the land, its use, value and the preservation of the natural character and beauty of the landscape. To this end, it is hereby declared that all lots, except as herein provided, shall be subject to the following covenants, restrictions, conditions and easements which shall run with the land and shall be binding upon all subsequent owners of said lots.

ARTICLE I - DEFINITIONS

1. "Association" shall mean and refer to Highland Estates Property Owners Association, its successors and assigns.
2. "Owner" shall mean and refer to the record owner, whether one or more person or entities, of the fee title to any lot which is a part of the property.

3. "Property" shall mean and refer to that certain real property described above and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

4. "Lot" shall mean and refer to any numbered or lettered plat of land shown upon any recorded subdivision plat of the property.

5. "Declarant" shall mean and refer to Highland Estates, LLC, its successors and assigns.

ARTICLE II - MEMBERSHIP AND VOTING RIGHTS

1. A nonstock property owners association has been created and is known as Highland Estates Property Owners Association, Inc., a West Virginia Corporation, which has one membership and one vote for each lot, and this property owners association shall establish a reasonable assessment for necessary expenses relative to a development of this type and nature which shall initially not exceed \$200.00 per lot per year. Lots in Highland Estates not yet sold or conveyed by Declarant are exempt from any assessment for maintenance fees.

2. Upon acquiring title to a lot, each owner becomes a member of the property owners association and is bound by the articles and by-laws of said property owners association.

3. For all purposes of voting, Declarant shall be entitled to three (3) votes for each lot owned by Declarant in said Subdivision.

ARTICLE III - USE RESTRICTIONS AND EASEMENTS

1. Only private single family dwellings or recreational residences designed for single family occupancy shall be placed or constructed on any lot. Said premises shall not be used for any commercial use or purpose other than private recreational residential purposes, except as follows: The private dwelling or residence may be rented; also a home occupation or business office shall be permitted. Only the persons actually residing in the dwelling in which the home occupation or business is situate may conduct an occupation or

business in said residence or dwelling. No more than two employees, in addition to resident family members, shall be allowed. Described home occupation or business must be an integral part of the dwelling house.

2. Use of signs is restricted except in the following circumstances: "For Sale" (including realtor advertisements), "For Rent" (including realtor advertisements) or signs identifying or designating owners name, street number or property name such as "Valley View" or "Twin Oaks". The outside dimensions of "For Sale" and "For Rent" signs complete with pole shall not exceed 36 inches in width and 72 inches in height. The outside dimensions of all other permitted signs shall not exceed 24 inches in width and 18 inches in height and shall be mounted on a pole in such a manner that the top of the sign and pole do not extend beyond 72 inches from the surrounding ground level.

3. No yard sales or similar publicly advertised selling events shall be conducted on any lot or on any common areas within Highland Estates.

4. All one story dwellings and residences shall have a minimum living space on the first floor of not less than 1,800 square feet and all multi story dwellings and residences shall have a minimum living space on the first floor of not less than 1,400 square feet and a total of not less than 2,100 square feet on all floors. The aforesaid square footage requirement for one story and multi story dwellings are exclusive of basement, porches, decks, garages, carports or any like structures connected with the residence or dwelling. Only buildings, structures, dwellings or residences which conform with the natural setting will be allowed within the subdivision. Separate structures, such as garages or storage buildings, must generally conform with the appearances and material structure of the residence or dwelling erected on said lot. All building plans must be pre-approved by the Declarant prior to the commencement of construction and the Declarant will establish minimum standards and guidelines.

5. No outdoor type wood or coal burning furnaces, boilers or domestic heating devices or hot water heating devices shall be installed or operated on lots within Highland Estates.

6. Before construction begins on any residence or dwelling, owner shall install an appropriate driveway or entrance to the lot. Such entrance shall include the installation of a culvert in the drainage ditch of at least 15 inches in diameter and of a 20 feet minimum length to allow for proper drainage.

7. Within one year of construction commencement on a dwelling, residence or other structure, the exterior of said dwelling, residence or other structure and landscaping must be completed. Exceptions will only be allowed when completion is impossible or would cause severe hardship for builder or purchaser as a result of fires, natural disasters, strikes or national emergencies.

8. All dwellings, residences, or other structures shall be set back from the surveyed center line of the roadway a distance of at least 75 feet and shall be set back from all other lot boundary lines a distance of at least 25 feet. No part of these covenants and restrictions shall be construed in any manner to prevent the use of one building site on two or more lots, or the use of a construction site on two or more lots so long as Declarant his successors or assigns release the necessary easement.

9. Proper maintenance of the exterior of all dwellings, residences and structures is mandatory. Any dwelling, residence or structure which suffers apparent exterior damage due to wind, fire, neglect or other cause shall be repaired or removed within sixty (60) days.

10. All septic tanks, drain fields, toilets, sewage and waste disposal systems installed or constructed on said lots shall conform to the regulations of the West Virginia State Health Department. Each lot is subject to a 10,000 square foot septic system reserve area which is more particularly described and noted on the plat of survey for Highland Estates of record in the aforesaid Clerk's office. No permanent structure shall be located upon said septic system

reserve area. In addition, use of said lot or activities conducted upon said lot shall not pollute or cause waste water to contaminate or flow in to any spring, lake, pond, river, drain, or stream crossing such property or situate near such property.

11. All construction waste material must be removed from property within one month of completion of any dwelling, residence or structure. All waste material and debris remaining on the ground or any portion of the property shall be collected and disposed of properly.

12. Mobile homes, single wide trailers, and a mobile/manufactured home will not be allowed on lots within Highland Estates. Modular unit homes which are factory built and transported in sections or modulares that have no chassis, no wheels and no towing hitch or tongue and are constructed according to BOCA or CABO code and designed with a minimum roof pitch of 6" in 12" or 6:12 (6 inches of vertical gain in height for each 12 inches along a horizontal plane) and a net minimum roof overhang of at least 12 inches shall be permitted to be placed and erected on the lots within Highland Estates. The modular home permitted to be constructed on the lots shall be placed upon a permanent concrete block or poured wall foundation and shall be designed and engineered to withstand delivery in segments.

13. Boundary line changes or subdivision of any lots shall not be permitted, except Declarant reserves the right to make minor boundary line changes.

14. Nothing herein is to be construed to prevent Declarant from amending or placing further provisions or covenants or easements on any lots which have not been conveyed by Declarant.

15. All farm animals, including but not limited to, swine, chickens, turkeys, cows, goats, and sheep, as well as horses shall not be permitted to be kept or maintained upon any tract within Highland Estates; however, domestic animals such as cats and dogs are allowed as long as they are not a nuisance

or danger to others. All domestic animals must be confined to their owner's lot, unless on a leash. Barking, howling, or such other nuisances created by domestic animals shall not be permitted upon any tract within Highland Estates.

16. Uninsured, unregistered, unlicensed or otherwise unusable vehicles of any kind shall not be permitted or stored on any lot unless it is garaged. No useless appliances or unsightly material of any kind shall be stored on any visible portion of any lot.

17. Only vehicles which are licensed may be used on the rights of way or roadways within the confines of Highland Estates. Motorized vehicles such as 4-wheelers, 3-wheelers, ATVs and go-carts are strictly prohibited from use on all subdivision roads and rights of ways; provided, however, golf carts, Neighborhood Electric Vehicles (NEV's) or similar vehicles, and electric operated disability carts or similar vehicles designed for the disabled may be used as a means of transportation within and on the subdivision roads and right of ways.

18. Parking along any right of way, by lot owners or their guests, is not permitted. Lot owners must provide adequate designated off-road parking areas for their own use and the use of their guests. No vehicle with a gross vehicle weight in excess of 10,000 lbs. gross vehicle weight (GVW), with exception of motor homes or motor coaches, shall be parked or stored on a lot within Highland Estates.

19. Trash or rubbish will not be allowed to accumulate on any lot and no lot will be maintained or used as a dumping ground for trash or rubbish. Lot owners shall keep trash, rubbish or garbage in sanitary containers until proper disposal. These containers will be kept in a clean condition and in a place which is as inconspicuous as possible.

20. No lot shall be used for an offensive or obnoxious purpose, nor shall any offensive trade be carried on upon any lot, nor shall any activity of any

nature, including but not limited to, illegal or unlawful acts, whatsoever which may constitute a nuisance be conducted on any lot.

21. Declarant reserves unto itself its successors and assigns, a 50 feet wide perpetual, alienable, and releasable easement over, upon, across and under each tract for the construction, maintenance, upkeep, repair and use of the roadways and rights of ways, the location or locations thereof are as shown on the plat of survey of Highland Estates, recorded as aforesaid, in the Grant County Clerk's Office; that the aforesaid reservations grant Declarant such rights as necessary to construct ditches, drains, and install culverts on or off the right of way or roadway, as same might be necessary and required to properly maintain, repair and construct the right of way and roadway; that the use of said roadways and rights of ways shall be used in common by Declarant, individual lot owners, their respective heirs, successors and assigns, and which common use by Declarant will not be limited to the individual lot owners but is also excepted and reserved for full and unlimited use by Declarant, its respective successors and assigns for the development of private, residential, commercial and use by Declarant of other developments and property now owned or hereinafter acquired by Declarant.

Specifically, Declarant grants and conveys unto the owner a non-exclusive perpetual easement for ingress and egress from their lot, over subdivision roads, using the most direct and convenient route to reach a public access road. However, owners are prohibited from accessing their respective lots off of Highland Drive. Driveways onto each lot shall originate from side streets rather than from Highland Drive.

Declarant also reserves and excepts unto himself, his successors and assigns, a perpetual alienable, and releasable easement for the erection, maintenance, installation and use of electrical and telephone distribution poles, wires (above ground and underground), cables, conduits, pipe, anchors, guy wires, ditches and other suitable equipment for the conveyance of electricity,

cable television, telephone, Internet, public water, public sewer, surface water drainage and/or drainage, or other public conveniences or utilities but with the understanding that said easement for the aforesaid utilities and related necessities shall be confined to an area within twenty-five (25) feet on all sides and rear property boundary lines of each lot except as otherwise noted on the plat of survey for Highland Estates of record in the aforesaid Clerks office. There is an easement of twenty-five (25) feet for any lot's property boundary line adjacent to a roadway or right of way which would commence where the roadway or right of way boundary ceases.

22. No building or other structure of a temporary nature shall be erected or placed on any lot.

23. All covenants, restrictions and affirmative obligations as set forth in this declaration shall run with the land and shall be binding on all parties and persons claiming under them. No restriction or covenant herein is intended to be used nor shall any restriction or covenant be used by any lot owner to discriminate or attempt to discriminate against any person, whether a lot purchaser or prospective lot purchaser upon resale by lot owner, upon basis of race, creed, color, marital status, national origin or such other classification.

24. In the event of a violation or breach of any of these restrictions by a lot owner, agent, agent of such lot owner, the owners of lots in this development, jointly or severally, shall have the right to proceed at law or in equity to compel a compliance to the terms hereof or to prevent the violation or breach in any event.

The failure to enforce any right, reservation, restriction or condition contained in this Declaration of Protective Covenants and Restrictions, however long continued, shall not be deemed a waiver of the rights to do so thereafter, as to the same breach or as to a breach occurring prior or subsequent thereto and shall not bar or affect its enforcement.

The invalidation by any Court of any restrictions in this Declaration of Protective Covenants and Restrictions shall in no way affect the other covenants or restrictions, as they shall remain in full force and effect.

25. All covenants, restrictions and affirmative obligations set forth in this Declaration shall run with the land and shall be binding on all parties and persons claiming under them for a period of twenty-five (25) years from September 1, 2005, after which time said covenants shall automatically be extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of lots affected by such covenants has been recorded, agreeing to change said covenants in whole or in part. Although reference to these Protective Covenants, Conditions and Restrictions is made in the By-Laws of the Highland Estates Property Owner's Association, Inc., same cannot be changed, amended or altered except as set forth in this Declaration.

The above covenants and restrictions read and agreed to this the _____ day of _____, 20____.

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

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The undersigned, Highland Estates, LLC by James M. Cookman and Gerald R. Sites, Members-Managers, being duly sworn says as follows: That the within Protective Covenants, Conditions and Restrictions shall by reference be incorporated in and made a part of all deeds executed by James M. Cookman and Gerald R. Sites, Members-Managers for Highland Estates, LLC its successors and assigns, for tracts of land designated and situate within Highland Estates, that same be and constitute covenants to run with said land.

HIGHLAND ESTATES, LLC

By *James M. Cookman*
James M. Cookman, Member-Manager

By *Gerald R. Sites*
Gerald R. Sites, Member-Manager

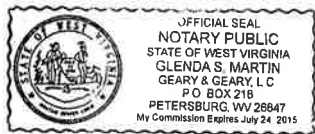
Taken, subscribed and sworn to before the undersigned authority this the

1 day of September, 2005

My commission expires July 24 2015

Glenda Martin

NOTARY PUBLIC



GRANT COUNTY, WV
FILED
September 06, 2005 15:05:50

HAROLD G. HISER
COUNTY CLERK
TRANSACTION NO: 2005003826

DEED BOOK
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Line: 00001

