



**Rivermont Views Section I**  
**Rio, West Virginia**

**Covenants :**

1. One dwelling per lot is allowed.
2. Lots cannot be further subdivided.
3. Homes must be a minimum of 1300 sq. ft. for a one story home or a minimum of 1800 sq. ft. for a two story home with a minimum of 900 sq. ft. on the second floor.
4. All lots will be required to accommodate utility easements of 10 ft. on all sides.
5. All homes are required to have setbacks of 60 ft. on the front and 25 ft. on sides and back. These setbacks are to include any decking or porches.
6. If property is resold, the current owner must have house plans approved by developer.
7. Trailers and modular homes are not permitted.
8. At no time is a homeowner permitted to store or dispose of trash or junk vehicles on property.
9. Commercial businesses are not allowed to be practiced from home/property.
10. Any garages, outbuildings, etc. of any kind must be reviewed and approved by developer.
11. Fencing on property must also be reviewed and approved by developer.
12. A maximum of two dogs and cats are allowable, but must be contained on property.
13. A maximum of two horses are allowed on lots three acres or more and must be properly housed and contained on property.
14. Cattle, poultry or swine are not allowed.
15. A homeowners association fee will be determined at a later date. The fee will not exceed a maximum of \$300.00 per year.
16. These covenants will be valid thru a period of seven years. At that time the land/homeowner may vote whether to continue to enforce the covenants and decide if it would be beneficial to dissolve or continue with the association regarding the maintenance of all roads and side ditches.

This document presented and filed:

06/15/2006 10:08:20 AM

Gregory L. Ely, Hardy County, WV

Transfer Tax: \$0.00

Prepared By: *David A. Ash*

*Cynthia D. Shuster, Notary Public for State of Virginia*  
*My Commission expires May 31, 2007*

