

SIDELING MOUNTAIN RECREATION AREA SECTION I, II

The above described real estate is subject to the following Protective Covenants:

1. For the consideration stated, the Grantor further grants and conveys unto the said Grantees, their heirs and assigns, the perpetual right to use in common with other property owners, a 30 foot wide right of way for ingress and egress, to and from the property herein, and thru-out Sideling Mountain Recreation Area. The Grantor reserves unto itself, successors and assigns, the right to use all common roadways, including any portion of said roadway which may lie within the boundaries of the real estate contained in this deed.
2. The grantor reserves unto itself its successors and assigns, the right to erect and maintain telephone and electric light poles, and the right to maintain all equipment over, across and under a strip of land 20 feet wide on either side of the 30 foot wide right of way area.
3. All of the tracts in Sideling Mountain Recreation Area shall be used for residential and recreational purposes. No manufacturing or commercial enterprise shall be conducted without prior written approval.
4. No trucks, buses, old cars or unsightly vehicles of any type or description may be left, stored or abandoned on said tracts. No trash dumps or accumulation of tires, or any other unsightly material shall be permitted upon said tracts.
5. No noxious or offensive activity shall be carried on or upon any tract or right of way, and the use of any four wheel motorcycles or motor vehicles without proper noise abatement equipment is expressly prohibited.
6. All property owners in Sideling Mountain Recreation Area shall jointly maintain all rights of way to and from same and the cost shall be divided equally between all property owners of said subdivision.
7. No on-street parking along any common roadway or designated right of way is permitted.
8. There shall be no Single Wide Mobile Homes, RV Trailers or Campers erected upon any lot in Section I. However Double Wide Mobile Homes or Modular Homes Constructed upon a Permanent Foundation shall be permitted.
9. It is mutually agreed and understood that said Protective Covenants shall run with the land conveyed, and not pertain to any land retained by the Grantor.

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 09/11/2002 1:12 p.m.

The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste

Sharon H. Link

Clerk.