

particular made subject to the following restrictions which are real covenants and incorporated herein.

1. The property conveyed by this deed is to be used for residential purposes only.
2. No Mobile Home is to be placed upon the premises for the purpose of constituting a permanent structure.
3. No parcel or parcels of land conveyed by this deed may be subdivided into parcels of less than three (3) acres.
4. Only one single family dwelling per each three (3) acre tract.
5. No building or structure can be placed closer than Twenty-Five (25) feet to any right of way as shown on the attached plat.
6. There can be no commercial enterprise placed by the Buyer upon the premises, and in particular, involving Dillon's Run. However, it is specifically and mutually agreed between the parties hereto that the Seller on adjoining property at his election may use Dillon's Run for commercial purposes, to-wit: a fish hatchery or fish farm.
7. The Grantees agree not to place anything upon the premises which would create a nuisance or be unsightly.
8. Grantees agree not to pollute Dillon's Run.
9. No cabin or house can be erected upon the premises containing less than Five Hundred Seventy-Five (575) square feet of floor space and at a cost of less than Eight Thousand (\$8,000.00) Dollars.
10. The Grantor reserve Five (5) foot drainage easements along the boundary lines of said parcels, if necessary, to provide reasonable access to roads in Ritter's Hidden Valley Estates.
11. The grantor reserves easements for the purpose of public utilities, such as electricity, telephone, water and sewer which will run with rights of way or division lines.
12. Grantors reserve right to remove pine timber from the premises on or before the 14th day of March, 1991. No timber to be removed less than twelve (12) inches across the stump.

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13. The property hereby conveyed is subject to the Thirty (30) foot rights of way as shown on the attached survey plat, which is to be joint rights of way for the use of the Grantors and Grantees, their heirs and assigns, for the purpose of ingress and egress from Ritter's Hidden Valley Estates to public highways, subject, however, to a covenant as evidenced by the Grantee's signatures hereto, that the Grantees agree to pay One Hundred (\$100.00) Dollars, per year, maintenance fees for Five (5) years to Ritter Maintenance Corporation, for the cost of maintaining and grading said rights of way, said Five (5) year period to begin on the 14th day of March, 1991, with the right reserved by Ritter Maintenance Corporation to extend said Maintenance Agreement for an additional five (5) year periods.

14. The grantor reserves an easement through the stream bed of Dillons Run Hollow for the purpose of diverting water at various locations in Dillons Run Hollow for the purpose of irrigation of gardens, pipelines to man made ponds, lakes and swimming pools.

15. It is covenanted and agreed as evidenced by the Grantee's signatures hereto, that the Grantees, their heirs and assigns, agree to pay Fifty (\$50.00) Dollars, a year to Ritter Maintenance Corporation for access to and for the cost of maintaining the four (4) acre lake and park area situate at Ritter's Hidden Valley Estates, designated and known as "CARLISLE-LUPTON LAKE AND ALEXANDER-MATHEW PARK".

As evidenced by the signatures hereto the Grantees agree that non-payment of maintenance fees as specified in the deed of conveyance will create a lien upon the property and the Grantees further agree that in the event the property is sold to subsequent purchasers, that is is necessary for Ritter Maintenance Corporation to join in the Deed for the purpose of certifying that all maintenance dues are current.

The taxes upon said real estate for the calendar year 1999 shall be pro-rated as of date of settlement with the grantors herein responsible for the first half of the 1999 taxes and the grantees shall assume and be responsible for the second half of the 1999 real estate, although the same has already been

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