

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS

FOR LOTS 2 – 25 OF SUGAR GROVE FARM

(Stan/Bryan/Stan/Fred comments)

NOW THEREFORE, Sugar Grove Farm Homeowners Association (SGFHA) does hereby declare and establish that the following covenants, and restrictions and easements shall constitute covenants to run with the land in said Lots 2 – 25 of Sugar Grove Farm.

1. No tract shall be subdivided or its boundary lines changed, and not more than one single family residence shall be erected on any one Lot.
2. No residences, buildings, facilities, or other structures, or any additions thereto shall be erected, or the erection thereof begun, on any Lot until the site plans and specifications, and building plans and specifications shall have been presented to and approved in writing by the SGFHA. Said plans and specifications shall be submitted to the SGFHA at least thirty (30) days prior to the intended construction date. The following rules and regulations shall govern the approval of building plans and lot improvement:
  - a. No building shall be erected closer than 50 feet to any street or road, nor closer than 30 feet to the side or rear of the plot line, with the exception that where two or more lots are used together for construction of one dwelling and said lots considered as a single unit as here in stated, then said 30 feet set back shall apply only to outside lines.
  - b. The construction of any residence or other building on property herein described shall use as a minimum standard of quality the requirements set forth by Farmers Homes Administration.
  - c. The minimum of living space of the first floor of any single family two story dwelling shall be 800 square feet. The minimum area of living space of any single family single or two story dwelling shall be 1000 square feet. Living space as used herein shall not include basement, garage, or porch.
  - d. The exterior of all residences and other buildings shall be of natural wood, stone, natural earth tone brick or other material approved by the SGFHA.
  - e. All roofs of residences and other buildings shall be of approved natural earth tone asphalt shingle, new metal roof material construction or other material approved by the SGFHA
  - f. All utilities from utility rights of way to residences or other buildings shall be underground.
  - g. Tree removal shall be restricted to "only as necessary". Timbering is prohibited.
  - h. All exterior construction of residences and any additional buildings must be completed and closed in within one (1) year of the commencement date of construction.
  - i. Final approval of all plans and specifications, including the waiver of certain requirements is reserved to the approval of the SGFHA.
3. All of said lots shall be used for residential or recreational purposes only, and any garage or building other than the residence building must conform generally in appearance and material

with any dwelling on the said lot; no business or commercial enterprise or profession of any kind or character shall be permitted or conducted thereon; no livestock, sheep, swine or poultry shall be kept or raised on said lot; providing, however, pets, including personal riding horses and cattle not to exceed one (1) per two acres may be kept, if proper fencing and suitable facilities are constructed and such animals do not violate provisions contained in Covenant No. 15.

4. The SGFHA reserve the following easements upon, over, through, along, or under each Lot, together with the right of ingress and egress, to the extent reasonably necessary to exercise such easements:
  - a. An easement for the construction, maintenance, upkeep, and repair of the roadways and rights of way, the location or locations therefore are shown on the afore referenced Plat of Sugar Grove Farm.
  - b. An easement to construct, install, erect, operate, maintain, and remove all utility poles, conduits, cables, pipes, transformers, lines and other equipment necessary for electrical, television cable, and /or telephone service to the Lots herein described, including, but not limited to the accessory right to cut, trim or remove trees, shrubs, or plantings wherever necessary.
  - c. An easement to excavate, construct, install, maintain and remove water and sewer lines, pipes, and all other equipment necessary for water and sewage service to the Lots herein described.
  - d. An easement for the purpose of cutting, filling, drainage, and maintenance of slopes and drainage courses.
  - e. An easement to submit all or any part of the Development to a local public service district.

All easements reserved for the purposes of utility operation shall be limited to a strip of land fifteen (15) feet wide at any point along the side, rear, and thirty (30) feet on front lines of any of said lots. Paragraph 4 of this Declaration shall not be construed to be an obligation of the SGFHA to provide or maintain any such utility services.

5. No signs, excluding "For Sale" signs shall be displayed to the public view, except that one (1) sign of not more than two (3) square feet, showing the owner's name and/or the name of the residence shall be permitted on a Lot.
6. Prior, to the occupation of any residence situate on the herein described Lots, the owner thereof shall, at his/her expense, drill a usable well for drinking water (unless a potable spring exists), and shall install a septic tank and drainage field or sewage disposal system. All toilets, septic tanks, sewage and waste disposal system constructed on said lots shall conform to the rules and regulations of the West Virginia State Health Department; further, activities or use of said lot shall not pollute or cause waste to any spring, drain, or stream situate on or traversing said lot.
7. No house trailer, trucks bus, dilapidated cars or unsightly vehicles of any type or description may be stored, used for buildings, left or abandoned on said lots.

Each and every purchaser and lot owner for himself, his heirs and assigns, agrees and covenants that they shall become a member of the "SGFHA" and shall be bound by the "By-laws" of the Association from time to time in effect and rules and regulations imposed by said Association.

8. Each Owner of a Lot in said Development shall have a non-exclusive perpetual easement for ingress to and egress from his lot over and across all private roads, and access roads, subject to such Owner being current with all Assessments due to the SGFHA. There is reserved to the SGFHA the right to dedicate and transfer all or any part of the roads to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Association.
9. Each and all Owners of a Lot in SGFHA shall be required to pay a Road Assessment for each Lot owned. Such Assessments shall provide for the following:
  - a. Reasonable construction, use, maintenance, expansion, removal of the private, common access roads within the Development.

All assessments will be established and controlled by the provisions stipulated within the Association By-Laws. Said assessment may be increased, decreased or not required by the SGFHA as deemed necessary to ensure the current maintenance and improvement costs and future needs of the development are met.

All assessments shall be paid in full and are due (45) days post Assessment receipt, and if unpaid shall be a lien upon the property against which each such assessment is made, and the SGFHA shall have the right to sue for and collect any assessment, together with interest, property assessed under this covenant. Any cost associated to the collection of any unpaid assessment will be the sole responsibility of the Owner of the lot for which the assessment is delinquent.

10. Vehicles such as motorcycle, dirt bikes, four wheelers, ATV's, snowmobiles or recreational vehicles may be used for the sole purpose of ingress and egress to the tract site. Careless, reckless and continuous use of such vehicles will not be tolerated by the SGFHA.
11. Firearm use shall be restricted to strict compliance to the West Virginia state & local regulations and requirements.
12. No mobile home, house or travel trailer, camper unit, tent or other temporary living quarters shall be placed, maintained, or occupied on any lot; provided, however, that intermittent camping on said tract by the tract owner will be permitted ~~for a period of two (2) years from date of purchased from the Developers~~ with the specific and expressed understanding and agreement that all vehicles and camping equipment will be taken with and removed by the tract owner when departing said tract after each camping visit, unless otherwise permitted in writing by SGFHA.
13. No tract shall be used or maintained as a dumping ground for rubbish, nor shall any rubbish or garbage, or other waste of any type be allowed to accumulate on said tract. Said rubbish, garbage, or other waste shall be kept in sanitary containers, and all such containers or incinerators or other equipment used for the storage or disposal of said material shall be kept in a clean and sanitary condition and located in as inconspicuous a place as possible. It is

understood and agreed that there is no obligation on the part of the SGFHA to provide garbage or trash removal services.

14. No obnoxious or offensive use shall be made of any tract, nor shall any offensive trade or activity be carried on upon any tract, nor shall any activity of any nature whatsoever be conducted on a tract which may constitute a nuisance.
15. Each tract owner shall be required to construct all utility service lines from the nearest electric pole to any dwelling structure on the tract by an underground entry unless waived by the SGFHA Developers.
16. No restriction or covenants herein is intended to be used nor shall any restriction or covenant be used by any tract owner or the SGFHA to discriminate or attempt to discriminate against any person, whether a tract purchaser or prospective purchaser upon resale by a track owner, upon basis of race, creed, color, or national origin.
17. Nothing herein is to be construed to prevent the SGFHA from amending or placing further restrictions or covenants, or easements, on Lots 2 – 25 Sugar Grove Farm which have not been conveyed by it.
18. In the event of a violation or breach of any of the covenants or restriction by any property owner, or agent of such owner, the owner of tracts in the development, or any of them jointly or separately 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. In addition to the foregoing, the SGFHA shall have the right, whenever a breach, or violation, or attempted breach shall have occurred, to enter upon the property where such violation exists, and summarily abate or remove the same at the expense of the owner, if after thirty (30) days written notice of such violation, it shall not have been corrected by the owner. Any such entry and abatement or removal shall not be deemed as trespass. The failure to enforce any right, reservation, restrictions or condition contained in these covenants and restrictions, however long continued, shall not be deemed a waiver of the rights to do so hereafter, as to the same breach or as to a breach occurring prior or subsequent thereto and shall not bar or affect their enforcement.
19. The invalidation of any Court of any restrictions in this Declaration of Protective Covenants and Restrictions contained shall in no way affect any of the other restrictions and they shall remain in full force and effect.