

LOST RIVER GLEN SUBDIVISION

Mailed: 10/14/97  
Law Office of Hoy shingleton  
1446-24 Edwin Miller Blvd.  
Martinsburg, WV 25401

PROTECTIVE COVENANTS OF LOST RIVER GLEN SUBDIVISION

(1) Lots may be used for single family residences only. No dwelling may be constructed or maintained on any lot with a ground floor area of less than 880 square feet, exclusive of porches and garages.

(2) Any building constructed of wood must have at least two coats of paint or stain. Cinder block exteriors are prohibited. Garages and outbuildings must conform to the general architecture of the main house.

(3) Single wide mobile homes are prohibited. Travel trailers, motor homes, and camping trailers shall be permitted on premises temporarily for weekend or seasonal use but for no longer than 180 days per year.

(4) No building may be constructed within 60 feet of the subdivision road or 30 feet from any property side or rear line.

(5) Premises are to be maintain in a near and orderly appearance at all times. No outside storage. No inoperable vehicles of any kind may be kept on the premises. Garbage and trash disposal are the responsibility of the property owner.

(6) There is an easement running 20 feet either side of every property line for utility easements.

(7) Culverts must be used in the creation of all driveways.

(8) No noxious or offensive trade or activity shall be carried on any lot.

(9) Each property owner agree to pay the sum of \$100 per year for maintenance of the roads. Refusal to pay this fee will create a right for the grantors or their successors to place a lien against the subject real estate and the unpaid fees will accrue interest at the highest rate permitted be law.

(10) No sign of any kind larger than one square foot are permitted, except temporary signs for construction, lease, or sale of the lots. "No Trespassing" signs less than 2 sf are permitted.

(11) The grantors may modify these covenants within one year of the sale of the last lot.

Witness the following signatures and seals this 4th day of July, 1997.

Deako International Ltd. By John E. Folds, John Folds, Pres.

State of Virginia, County of Fairfax, to wit:

SEAL

The foregoing instrument was acknowledge before me this 10th day of October, 1997 by John E. Folds.

My Commission expires 09/30/2000 NOTARY PUBLIC Susan K. Bagley

STATE OF WEST VIRGINIA, Hardy County Commission Clerk's Office October 9, 1997 - 2:16 PM

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

Teste [Signature] Clerk.