

DECLARATION OF RESTRICTIONS

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This conveyance shall be made subject to the following restrictive covenants which covenants are to run with the land:

1. That no business or commercial enterprise of any type shall be conducted on the real estate herein conveyed; that no trucks, buses, house trailers, old cars, or unsightly vehicles of any type or description may be used as living quarters, or left or abandoned on the real estate herein conveyed; further, that no livestock or poultry shall be kept or raised on said real estate, pets excluded.
2. All toilets, septic tanks, sewage and waste disposal systems constructed on the land shall conform to the regulations of the West Virginia State Health Department; further activities or use of said land shall not pollute or cause waste to any spring, drain, or stream situate on or traversing said land.
3. That the Grantees, their heirs and assigns, may sell a part thereof or sub-divide the real estate herein conveyed to-wit, 28.20 acres, but with the specific and mutual understanding, covenant and agreement between the parties hereto, and for their respective successors, heirs and assigns, that any such sale or subdivision can be executed once and only once, and that any such part, portion, acreage or area carved from said 28.20 acres herein conveyed, shall not contain less than forty percent (40%) of the total acreage herein conveyed. Further, that any such part sold or sub-divided shall not be further divided for sale. Providing, further, however, that any such land as herein permitted and authorized to be carved from the original acres herein conveyed as aforesaid, same shall be restricted with the exact same provisions, conditions and restrictions herein contained and that this shall be considered and construed as a covenant running with the land.