

Del: Norman Leckart
5-5-92

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AMENDMENT TO COVENANTS
COMMUNITY KNOLLS
DEDICATION OF PLAT AND DECLARATION
OF PROTECTIVE COVENANTS
CONDITIONS AND RESTRICTIONS

WHEREAS, by Dedication of Plat and Declaration of Protective Covenants, Conditions and Restrictions dated the 7th day of September, 1990, by Norman D. Reckart and Steven D. Reckart on behalf of Community Knolls Subdivision certain restrictions and covenants were imposed upon all the lots situate in Community Knolls Subdivision situate in Sherman District, Hampshire County, West Virginia, said covenants being of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 321, at Page 422; and,

WHEREAS, said covenants provide that the same may be amended during the first twenty (20) years by an instrument signed by not less than ninety percent (90 %) of the lot owners; and,

WHEREAS, due to an oversight in the original covenants it is now desirable to amend the said covenants and eliminate the set back requirements as described in the covenants and eliminate the set back requirements as described in the covenants, but in particular Article IV, Paragraph 9, as the same applies to Lots 44 and 1, it being the intent of this amendment not to impose any setback restriction because of existing structures or the topography of the same.

NOW THEREFORE THIS AMENDMENT TO COVENANTS WITNESSETH:
That for and in consideration of ONE DOLLAR (\$1.00) cash in hand paid and other good and valuable consideration not herein stipulated but deemed valid in law, the undersigned tract or lot owners constituting not less than ninety percent (90%) of the current tract or lot owners do hereby amend and revise the

protective covenants conditions and restrictions of Community Knolls Subdivision as follows:

Article IV, Paragraph 9 shall now read as follows:

9. No building shall be erected closer than seventy five (75) from the front property line, starting in the center of roadway or 20 feet from any side or rear lot lines, excepting however, from this condition or requirement Lots 44 and 1 now owned by Norman D. Reckart and Community Realty, respectively. This exception applies to the named lots only and does not constitute a waiver or exception for any other lot in Community Knolls Subdivision and is not intended to affect any other provisions of the said covenants except to enable the full use and enjoyment of the said Lots 44 and 1 as may be required to accommodate the building and improvement of any structures now existing or hereinafter to be built.

WITNESS the following signatures and seals:

Roderick D Davis (SEAL)
RODERICK DAVIS, Single
OWNER OF LOT 49

Wayne A Glenner (SEAL)
WAYNE FLENNER, Single
OWNER OF LOT 3

David M Craft (SEAL)
DAVID CRAFT

Monique D Craft (SEAL)
MONIQUE CRAFT, His Wife
OWNERS OF LOT 18 & 19

Brett E Stenberg (SEAL)
BRETT STENBERG, Single
OWNER OF LOT 43

Geriell C Cheshire (SEAL)
GERIEL CHESHIRE

Jewell M Cheshire (SEAL)
JEWELL CHESHIRE, His Wife
OWNERS OF LOT 32

Larry W Roberts (SEAL)
LARRY ROBERTS

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Shelly A. Roberts (SEAL)
SHELLY A. ROBERTS, His Wife
OWNERS OF LOT 33

Joseph Morello (SEAL)
JOSEPH MORELLO

Linda J. Morello (SEAL)
LINDA J. MORELLO, His Wife
OWNERS OF LOTS 13 & 14

Kim Timbrook (SEAL)
KIM TIMBROOK

Sharon Timbrook (SEAL)
SHARON TIMBROOK, His Wife
OWNERS OF LOTS 23 & 24

R. Lindsey Santamire (SEAL)
R. LINDSEY SANTAMIRE

Margaret I. Santamire (SEAL)
MARGARET I. SANTAMIRE, His
Sister
OWNERS OF LOTS 50 & 51

James S. Corbin (SEAL)
JAMES CORBIN

Phyllis M. Corbin (SEAL)
PHYLLIS M. CORBIN, His Wife
OWNERS OF LOTS 41 & 42

Luigi Grande (SEAL)
LUIGI GRANDE

Diane Grande (SEAL)
DIANE GRANDE, His Wife
OWNERS OF LOTS 7 & 8

Norman D. Reckart (SEAL)
NORMAN D. RECKART

Bernadette Reckart (SEAL)
BERNADETTE RECKART, His Wife
OWNERS OF LOTS 20 & 44