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Buck Realty, Inc.
P. O. Box 660
Moorefield, West Virginia 26836

GRETCHEN ACRES SUBDIVISION

RIO, WEST VIRGINIA

DECLARATION OF PROTECTIVE COVENANTS

1. The Grantors reserve unto themselves, their successors or assigns, the right to erect and maintain telephone and electric poles, conduits, equipment, sewer, gas and water lines, or to grant easements or rights of way, therefore, with the right of ingress for the purpose of erection or maintenance on, over or under a strip of land Fifteen (15) feet wide at any point along the side, rear or front lines of any said Lots, or within Forty (40) feet from the center of any road right of way for utility lines may also be utilized by the said Grantees in the use of their lot.

2. Lots shall be used for residential purposes only and no dwelling shall be less than 560 square feet, if mobile home is used, it shall be made permanent, with sides skirted.

3. If garage or storage shed is built, it shall conform in general appearance to the dwelling.

4. No buildings or dwellings shall be constructed within Fifty (50) feet from side of lot or road.

5. Garbage and trash containers must be covered at all times and premises shall be maintained in a neat and orderly manner.

6. A road maintenance fee of Thirty Dollars (\$30.00) per year will be charged payable to landowner's committee. Before a lot can be sold, the maintenance fee must be paid.

7. No timber shall be cut upon the parcel until the tract is fully paid for except for sufficient room to erect a dwelling.

8. No trucks, buses, old cars or unsightly vehicles of any type or description may be left or abandoned on said tracts.

9. When 80% of the lots have been sold, owner association to be formed.

10. Invalidation of any of these covenants by judgement or Court Order, shall in no wise affect any of the other provisions which shall remain in full force and effect.

11. The Grantors do hereby grant and convey to the property owners, for their private use forever, all roads and rights of ways as designated on the Plat of the Gretchen Acres Subdivision.

12. Minimum of a Twelve (12) inch culvert must be utilized when necessary to exit road.

13. Grantors reserve unto themselves, their heirs and assings, a right of way over all of the roads in the Gretchen Acres Subdivision.

JUDY & JUDY
ATTORNEYS AT LAW
MOOREFIELD, WV

Arthur C. Halterman
Arthur C. Halterman

Peggy Ann Halterman
Peggy Ann Halterman by
Arthur C. Halterman, Attorney in
Fact for Peggy Ann Halterman
General Record Book 183, page 398