

# **OLD FIELDS OWNERS ASSOCIATION**

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## **CONDITIONS, RESERVATIONS COVENANTS AND RESTRICTIONS FOR OLD FIELDS**

The Covenants presented here have been transcribed from a copy of the recorded document, and it is subject to error. Therefore this copy should not be considered as being "Official", but as a faithful copy provided for convenience and easier reading.

These are the Restrictive Covenants that apply to all of the tracts, park areas, common areas, roadways and rights-of-way in Old Fields. Owners of property in Old Fields are bound by these restrictions, and they cannot be separated from the land. These Restrictive Covenants have been tested in the Circuit Court of Hardy County and have been upheld and enforced by that court.

The above statement does not appear to apply to the restrictive Covenant against hunting in Old Fields, as it appears to go against West Virginia State law. Therefore the Covenant against hunting in Old Fields is not enforced by the Board of Directors. However, the laws of West Virginia, as enforced by the Department of Natural Resources, provides adequate protection for Owners who wish to prohibit hunting on their tract(s).

Every Owner should read these Covenants carefully. They set forth clearly that Old Fields is intended for residential and recreational uses only. No commercial activities or enterprises are permitted. Persons found in violation of the Covenants who refuse to correct the offending conditions are subject to court action by the Association.

The Covenants were recorded on December 7, 1973.