

**Mountain View Estates**  
**Declaration of Protective Covenants and Use Restrictions**  
**Revised in June 1998 Page One**

1. Lots may be used only for single family residential purposes. No dwelling may be constructed or maintained on any lot with a ground floor area of less than 480 square feet, exclusive of porches and garages.
2. Any building constructed of wood must have at least two coats of paint varnish or stain unless the wood is of self sealing nature such as redwood or cedar.
3. Any garage, outbuilding or storage shed must conform in general to the appearance to the dwelling.
4. There shall be no house trailers or mobile homes. Travel trailers , motor homes, camping trailers shall be permitted on premises temporarily for the weekend use or for vacation and hunting seasons, for no longer than 180 days during the year.
5. No building may be constructed within 40 feet from the center of the road which it faces nor closer than 20 feet from any one side of lot.
6. All buildings and dwellings shall be of substantial building construction. All exterior construction must be completed within eight (8) months from the date of the beginning of the construction. No temporary shacks, trailers, or basements shall be used as a resident.
7. All materials used for exterior walls of dwellings or buildings shall be of brick, stone, aluminum, masonite, redwood, or wood siding. No composition asphalt siding or shingles shall be used. All roofs shall be 4 x 12 pitch.
8. Premises shall be kept in a neat and orderly appearance at all times.
9. There shall be no open discharge of sewage or water. All water and sewage to be disposed of in accordance to the West Virginia Health department.
10. No right of way or easement shall be granted or created upon or across owners acreage, except for public utilities.
11. Culverts shall be used in all driveways leading from subdivision roads and must be at least twelve ( 12 ) inches in diameter and nothing less than 20 feet in length.
12. Garbage and trash disposal shall be the responsibility of the landowner.
13. No junk cars or abandoned vehicles to be parked on property.
14. No noxious or offensive trade or activity shall be carried out on any lot or right of way . Nor shall anything be done thereon which may or become an annoyance or nuisance to the property owner's.
15. No livestock shall be allowed on any lots except house pets.
16. The grantees are to pay \$100.00 per year for the maintenance of roads and any facilities dedicated to lot owners in common.
17. The speed limit is 15 MPH at all times.
18. No sign of any kind larger than one square foot shall be displayed on any lot, except temporary signs in connection with construction , lease or sale of buildings of lots, except road name and directional signs.
19. The use of motorcycles or motor vehicles without proper noise abatement and equipment is prohibited within the subdivision.

**Mountain View Estates**  
**Revised June 1998**  
**page two**

20. The grantors reserve the right unto themselves, their assigns, and successors, the right to erect and maintain utility poles such as telephone and electric power poles , conduits, equipment, sewer, gas and water lines, or to grant easements or right of ways therefore, with right of ingress and egress 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 roads and right of way.
21. Refusal to pay road maintenance fees will create the right for the grantors or any successors to place a lien against the subject real estate and unpaid fee's will accrue interest at the highest rate permitted by law. Late fee interest will start on September 1<sup>st</sup> ,unless other arrangements have been agreed upon.
22. The use of ATV and or other Off Road Vehicles limited to the use of Authorized Personal. (Authorized meaning lot owners only . No outside ATV or other Off Road Vehicles allowed to use the sub division roads.)
23. Pets shall be confined to the owners property and kept under the property owners control .When off the property, must be under the care, custody, and control of the lot owner.