



Mailed: 6-26-81
Carroll A. Turner
Moorefield
West Virginia 26836

DWF SUBDIVISION

DECLARATION OF PROTECTIVE COVENANTS

This subdivision shall be subject to the following protective covenants, covenants are to run with the land.

- (1) *The grantor reserves unto itself, its successors or assigns the right to erect and maintain telephone and electric light poles, conduits, equipment, sewer, gas and water lines, or to grant easements or rights of way therefore, with the 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 road right of way. Such a 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 skinned.*
- (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 Twenty-Five (25.00) Dollars per tract will be charged payable to land owner's committee.*
- (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.*

STATE OF WEST VIRGINIA, Hardy County Commission Clerk's Office June 10, 1981

The foregoing ^{Covenants} ~~Deed~~ together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste

Sue K. Hatterman
Clerk