

This conveyance is subject to the following covenants running with the land:

1. Lots shall be used for residential purposes only. No dwellings shall be less than 960 square feet in the first section, and no building shall be erected on said lot except for residential purposes, only for a family garage or storage shed; five acre tracts and up, 600 square feet in cabins, plus barn, garage or shed is permitted.

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. If a family car garage or storage shed is built, it must conform in general appearance to the dwelling.

4. No house trailers, travel trailers, or motor homes shall be used for permanent habitation or other uses except they may be parked on premises temporarily for weekend use or for vacations and hunting seasons, for a thirty (30) day period during any one year.

5. No building may be constructed within thirty (30) feet from center of road which it faces nor closer than Fifteen (15) feet from side of lot.

6. All buildings and dwellings shall be of substantial building construction. All exterior construction shall be completed within eight (8) months from the date of the beginning of construction. No temporary shacks, trailers or basement shall be used as a residence.

7. All material 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 a 4-12 pitch or better.

8. Premises shall be maintained in a neat and orderly manner at all times.

9. There shall be no open discharge of sewage or water. All water and sewage to be disposed of as directed by West Virginia Department of Health.

10. No right of ways or easements shall be granted or created upon or across owners acreage except for public utilities.

11. Culverts must be used in all driveways leading from subdivision roads.

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 livestock shall be allowed on tracts of 2 acres or less, except house pets.

15. The grantees are to pay \$50.00 per year for the maintenance of roads and any facilities dedicated to lot owners in common.

16. No tracts containing 10 acres or less may be re-subdivided.