

*Del: Royce B Saville 1-4-85*

39051

DECLARATION OF EASEMENTS  
AND  
PROTECTIVE DEED COVENANTS

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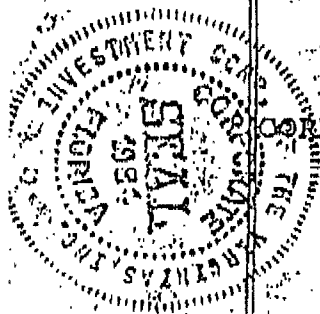
NATHANIEL MOUNTAIN HEIGHTS

1. Each owner of a lot shown on the subdivision plat shall have easements over and upon the existing roadways running to and through the subdivision for ingress and egress to WV Route 10 at the private parking area adjoining Westvaco timber property, which adjoins Nathaniel Mountain Heights Subdivision.
2. Maintenance and performance to said roadways (including the R.O.W. to and from Route 10) shall be performed on a continuing basis by the Owners Association. Road maintenance fee shall \$35.00 annually - per lot owned. No road fee, however, is payable for unsold lots.
3. The developers reserve unto themselves, their heirs and assigns an easement or right-of-way over, under or through a twenty (20) foot strip of land along every lot line of every lot in the Subdivision for the purpose of facilitating erection and maintenance of utilities, cables, drains, culverts, etc..
4. No commerce or business of any type is allowed within the subdivision. Mobile homes are not allowed on any lot with a "B" shown on the plat. Camping, motor homes and camping trailers are permitted. No trucks, buses, old cars or unsightly conditions will be allowed to exist on any lot if deemed to be left, stored or abandoned. The Owners Association reserves the right to implement noise, speed and safety regulations from time to time.
5. Sewerage and waste systems shall conform to West Virginia State regulations.
6. No structure of any kind shall be built or erected within twenty-five feet of any property line. No driveway or access may be built across a road ditch without the installation of an appropriate culvert to divert run-off water from the roads.
7. Since private access is afforded to hundreds of acres of hunting lands, the discharge of firearms is prohibited within one hundred fifty (150) yards of any residence, campsite, posted land, or otherwise improved property within the subdivision.
8. Determination by any Court that any provision herein is invalid for any reason whatever, shall not affect the validity of any other provision hereof or regulation of the Property Owners Association.
9. These Covenants - which run with the land - may be amended or modified by a two-thirds vote of the members in good standing, or by the developer, provided that any such change, amendment or modification is duly recorded among the land records of the Hampshire County Supervisors Court, Romney, West Virginia, where these covenants are recorded of record and shall be referenced in each and every deed of conveyance.
10. The Property Owners Association shall be formed in April, 198

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The organizational meeting shall be called to order by the devel  
whereupon the owners of lots in Nathaniel Mountain Heights, shall  
elect officers and make such rules and regulations as they deem  
appropriate. Each property owner, upon entering into an agreeme  
to purchase, is automatically a member of said Association and  
agrees to abide by the lawful rules of said Association and to p  
the road maintenance fee.



CORPORATE SEAL

INVESTMENT CORPORATION OF THE  
VIRGINIAS,  
a Florida Corporation

BY: Marty Price (SE.  
ITS: V.P.

ATTEST

ITS: Sec. 1740

STATE OF West Virginia  
COUNTY OF Hampshire, TO WIT:

I, W. Kaye Stearns a Notary Public in and for  
the County and State aforesaid, do hereby certify that Marty Price  
for the said Investment Corporation of the Virginias, a Florida  
Corporation, do hereby that the foregoing Declaration of Easements  
and Protective Deed Covenants were acknowledged before me on this  
1st day of November, 1984.

Given under my hand this 1st day of November, 1984.  
My commission expires: May 26, 1991

W. Kaye Stearns  
NOTARY PUBLIC

THIS INSTRUMENT WAS PREAPRED BY: ROYCE B. SAVILLE  
ATTORNEY AT LAW ROMNEY, WEST VIRGINIA  
26757-2000

STATE OF WEST VIRGINIA, County of Hampshire, to-wit:

Be it remembered that on the 21st day of December, 1984, at 2:28 P  
this Protective Covenants was presented in the Clerk's Office of the County Commission of said C  
and with the certificate thereof annexed, admitted to record.

Attest Nancy C Zeller  
County Commission, Hampshire County, W. V.

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ATTO  
OMH

W. Kaye Stearns, Notary Public, W. Va. No. 0000000000 01739-B

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