

Dedication of Plat and
Declaration of Protective Covenants
Conditions and Restrictions

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, William E. Rogers Jr., Susan L. Rogers and John E. Folds, hereinafter referred to as "Declarant" do hereby record the plat of a subdivision known as Blue Meadows lying and being situated in the Springfield Magisterial District, Hampshire County, West Virginia, and being more fully described on the plat and survey of Blue Meadows and dated August 26, 1991 and made a part hereof, and recorded in the Clerk's Office of the Circuit Court of Hampshire County, West Virginia, just prior to the recording of this instrument in Plat Book 6 at Page 105, to which reference is hereby made, and said real estate being all the same real estate conveyed to the said Declarants by deed dated 11/1/77 & 8/20/91 and recorded in Deed Book 226/, at Page 568/.

All lots in Blue Meadows Subdivision shall be subject to the following protective covenants, conditions and restrictions and easements which shall run with the land and shall be binding upon all subsequent owners of the lots:

ARTICLE I
DEFINITIONS

1. "Association" shall mean and refer to Blue Meadows Property Owners' Association, its successors and assigns.
2. "Owner" shall mean and refer to the record owner, whether one or more persons or entitles, of the fee simple title to any lot which is a part of the property, including contract sellers but excluding those having such interest merely as security for the performance of an obligation.
3. "Property" shall mean and refer to that certain real property described above and such additions thereto as may hereafter be brought within the jurisdiction of the Association.
4. "Lot" shall mean and refer to any numbered or lettered plat of land shown upon the recorded subdivision plat of the property.
5. "Declarant" shall mean and refer to its successors and assigns.

ARTICLE II
MEMBERSHIP, VOTING RIGHTS, AND OBJECTIVES

1. Every owner of a lot, including resubdivided lots, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot.
2. The Blue Meadows Property Owners' Association is required to secure and maintain a third party liability insurance policy in the principal amount as may be required by either State or Federal law from time to time.

3. On or before December 31, 1991 or when three/fourths (3/4) of the lots have been sold, whichever occurs first, a Property Owners Association shall be established with membership consisting of the Owners (and only the owners) of each lot in Blue Meadows who shall have one (1) vote per lot owned. A Board of Directors of three (3) to five (5) members shall be elected by the lot owners, except for the initial Board.

The initial Directors of the Association consisting of one to five members shall be appointed by the Declarant or their assigns and thereafter the Board of Directors shall be elected by the lot owners. The initial Directors shall be responsible for calling the first meeting of the Property Owners Association on or before January 31, 1992, and shall be responsible for the mailing of the written notice of the lot assessment which is due and payable on February 28, 1992. The meeting shall be held in Hampshire County, West Virginia, at a suitable place to be designated by the initial Board of Directors. At said meeting, the said owners shall, by a majority vote, determine whether or not the Association should be a corporation, an unincorporated association, or other legal entity, and shall elect a Board of Directors and such officers as they may determine necessary, depending upon the legal entity settled upon.

4. The duties and responsibilities of the Property Owners' Association shall include, but not be limited to the following:

- (a) Maintain Property Owner's Association, periodically elect officers and directors, and establish and collect fees and dues.
- (b) Maintain financial records
- (c) Administer the upkeep and improvements to the Blue Meadows Subdivision

ARTICLE III COVENANT FOR MAINTENANCE ASSESSMENT

1. The Declarant shall assess initially for the first year of operation, for each lot, Fifty Dollars (\$50.00) per year for the use, upkeep, and maintenance of the rights-of-ways within, and such other common facilities as the said Declarant may provide therein, subject to any increase as provided hereinafter. In addition, lots (1) through (9) inclusively will pay an additional One Hundred (\$100.00) plus any assessments required for road maintenance pursuant to that certain agreement between Willaim E. Rogers Jr. and Susan L. Rogers and Neat Retreats, Inc, a West Virginia corporation, and recorded among the land records of Hampshire County, West Virginia at Deed Book 326 at Page 796.

2. Any assessment made on a property pursuant to this paragraph, including a late fee of Five Dollars (\$5.00), interest at the rate of ten percent (10%) per annum from the date of delinquency, and reasonable attorney's fees incurred in the collection thereof, shall constitute a lien on this property until paid. The lien is expressly inferior and subordinate to any mortgage liens presently or hereafter encumbering the property affected by these protective covenants. This assessment may not be increased by a percentage increase greater than that of the Cost of Living Index (urban) as published by the Department of Interior,

Bureau of Standards. This increase may only be imposed by the Board annually, but not for any prior years in which it was not imposed. The owner of each lot, by acceptance of a deed thereto, automatically becomes a member of the Blue Meadows Property Owners' Association to be created as herein set forth, and agrees to pay an amount determined by the positive vote of Owners of at least two-thirds (2/3) of the Lots in said subdivision as deemed necessary for the purpose of maintaining (including the removal of snow and the repairs and improvements of said roadways) the right-of-ways and roadways shown on the subdivision plat. During December of each year, beginning December, 1991, said Association shall notify each lot owner, in writing, as to the amount of the lot assessment which shall be due and payable by January 31 of each year. In the event of a resale or transfer of one or more parcels in said subdivision, this obligation shall run with the land and become the obligation of the new owner(s) even though it may have been assessed to a prior owner.

3. If the owner of any lot is in default in the payment of any assessments, including interest and costs of collection, in addition to any other means of collection, the Property Owners' Association may bring an action at law against the owner personally obligated to pay same and may also sell the lot involved at a public auction after advertisement once a week for four (4) successive weeks, in a newspaper having general circulation in Hampshire County, and after thirty (30) days written notice mailed by certified mail, return receipt requested, to the last known address of said owner. Cost of sale, including reasonable and necessary attorney fees, advertising costs, auctioneering fees, recording fees, and other necessarily incurred costs shall be paid from the proceeds of sale before the payment of amount involved. Or, if the owner chooses to pay the assessments before sale of the property, the costs incurred to date of owner's payment of the assessment shall be collected from the owner as a condition precedent to cancellation of the sale.

4. In exchange for Declarant's agreement to install and maintain said roadways and rights-of-way until one half of the lots have been completely conveyed the Declarant shall be forever exempt from the payment of said annual assessments and road maintenance fees as to all lots now owned or later reacquired by the Declarant. In the event Declarant should reacquire real estate through purchase at a foreclosure sale or through settlement of Owner's default in any contract, note or deed of trust that Owner should be obliged to pay the Declarant, Declarant shall not be required to pay any past due Assessment that the previous Owner may have owed the Association, nor shall Declarant be required in the future to contribute to the maintenance of the roadways.

5. The Association, by majority vote of the members, may impose annual association dues to be paid by each owner for each lot owned in order to provide necessary funds to ensure payment of the necessary costs of administering the lot owners' association (preparation of newsletters, postage, phone calls, legal fees, etc.). The annual dues shall be a minimum of Twenty Dollars (\$20.00) per lot, and such dues shall be in addition to the assessments otherwise provided for herein.

6. If any one owner owns two or more adjoining lots, only one assessment shall be payable so long as only one house is built by said owner of said lots. If any of said lots is thereafter sold or conveyed or improved by an additional dwelling, it shall be subject to the payment of the applicable assessment as otherwise provided herein, and shall be fully subject to these covenants.

Nothing herein shall be deemed to alter the "one vote per one lot owned" rule which is established in Article II, Paragraph 3, above.

7. Each Lot Owner, by acceptance of a deed thereto, acknowledges that the roads and rights-of-ways in the Blue Meadows Subdivision are private in nature and shall not be maintained by the West Virginia Department of Transportation or other public agency and that the maintenance and improvement thereof shall be the mutual obligation of the landowners in the subdivision abutting said roads and that such private roads and rights-of-ways shall not be taken into the State Secondary System unless and until the abutting landowners shall have constructed and dedicated the private road in accordance with the West Virginia Department of Transportation specifications, and unless and until the Hampshire County Board of Supervisors shall have recommended that said roads and rights-of-ways be taken into the State Secondary System of Highways.

ARTICLE IV USE RESTRICTIONS

1. No signs or advertising of any nature shall be erected or maintained on any lot, except for sale or rental signs not to exceed six (6) square feet in area, (said signs must comply with Hampshire County ordinances relating to erection of signs), and except for directional and informational signs of Declarant or French's Neck West.

2. Resubdivision of lots (1) through (9) and lot (11) is not permitted. Lots which do abut state road 1/1 may be resubdivided, but no resubdivided portion may be less than five acres, except for lot (11) which may not be resubdivided.

3. No owner of any lot shall interfere with the natural drainage of surface water from such lot to the detriment of any other lot. Consequently, in the construction of a driveway into any lot, a minimum twelve (12) inch diameter culvert, or larger if necessary, shall be used in constructing the driveway in order to facilitate natural drainage. No parking that obstructs traffic is permitted upon any road within the property, and as part of the development of any lot, the Owner shall provide adequate off-road parking for himself and his guest(s). No live trees within one hundred feet of the South Branch of the Potomac river with trunk diameters of more than four inches may be removed, cut down, or destroyed.

4. Due to the unsightliness of junk vehicles, no motor vehicle or trailer which does not have current license plates or an inspection sticker not more than six (6) months out of date shall be permitted on any lot. Temporary camping trailers may be placed on any lot, provided they are in compliance with Hampshire County and West Virginia laws concerning temporary camping. Temporary camping shall be for no more than four weeks at a time, and no more than six weeks per year, for the personal use of the owner and his immediate family.

5. No building of a temporary nature shall be erected or placed on any lot except those customarily erected in connection with building permanent structures, and in such cases, for a period not to exceed twelve (12) months.

6. Not more than one single family residence shall be erected on a lot. For lots (1) through (7) and lot (9) said

residences shall contain a minimum of 1400 square feet for a single story or ranch style residence and a minimum of 2200 square feet for a two story residence. The minimum square footage for the residence on lot (8) shall be 1200. The minimum square footage for lots (10) through (16) inclusively shall be 1000. Said square foot minimum is of living area, excluding basement, garage, porch, carport, deck, and overhanging eaves. All exterior construction must be completed and closed in within twelve (12) months of the commencement of construction. No exterior siding of masonry block or cinderblock shall be permitted. Mobile homes are not permitted.

7. Each lot shall be used for residential/recreational purposes only, and any garage or barn must conform generally in appearance and material with any dwelling on said lot.

Notwithstanding the prior paragraph, the following uses are permitted, subject to applicable state and local laws:

(a) Home occupations conducted by occupant.

(b) Agricultural uses, including incidental use and the construction of accessory buildings connected with agriculture or with the building of a residence, including storage of temporary camping and lawn maintenance equipment. Said accessory buildings may be constructed before construction of the residence. Said accessory buildings shall not be used for temporary sleeping or camping quarters.

(c) Not more than one (1) head of livestock pre three acres and one domesticated animal (excluding dogs and cats) per five acres shall be permitted per lot, unless otherwise approved by the Board of Directors of the Property Owners Association, provided that no pigs or pig pens are allowed within the subdivision. All livestock must be fenced in. Operation of any laying hen, broiler houses, or other poultry business is prohibited. Limited raising of poultry for personal use is permitted. Pets and domesticated animals must be fenced or otherwise prevented from roaming.

8. The owner shall maintain, repair and restore, as necessary, the exterior of any building or other improvements erected on any lot owned by him. Owners likewise agree to repair and restore promptly to its prior condition any part of a subdivision road damaged by equipment of Owner or his contractor enroute to or from Owner's lot. All lots improved or unimproved must be maintained by Owner in a neat and orderly condition at all times. No garbage, trash or inoperative vehicle or other debris shall be permitted to accumulate or remain on any lot.

9. No building shall be erected closer than eighty (80) feet from the front property line, except along the state road 1/1 in which case the county ordinances concerning set backs will apply, nor closer than thirty-five (35) feet to the side or rear property lines, with the exception that where two or three tracts are used together for the construction of one dwelling, then said thirty-five (35) foot setback shall apply only to the outside lines. However, where two or more lots are used together for construction of a dwellinghouse and where the thirty-five (35) foot setback rule is thus waived, the two or more lots which comprise the homestead shall thereafter be sold and conveyed as one unit, but voting and membership rights shall not be affected.

10. No home on lots (1) through (9) inclusively shall be erected in the 100 year flood plain.

11. All sanitation facilities constructed on any lot shall conform with the regulations of the West Virginia State Health Department, Hampshire County Health Department, and any other governmental agency regulating the installation of sewage disposal systems.

12. No lots shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste must be kept in sanitary containers. All raw materials must be kept from view where possible. In the event any lot owner shall fail to discharge his aforesaid responsibilities in a manner satisfactory to the Board of Directors of the Property Owners Association, upon two-thirds (2/3) vote of the Board of Directors, and after fifteen (15) days written notice to the owners of the property, the Property Owners Association shall have the right, through its agents and employees to enter upon said lot and perform necessary maintenance repairs (including mowing and removal of grass or brush over 24" high), and restoration, or improve any offending material or object. Such action shall not be deemed a trespass, and the cost of same when performed by the Association shall be added to and become a part of the assessment to which such lot is subject.

13. The Declarant reserves unto themselves, and their assigns, the right to erect, maintain, operate and replace telephone and electric light poles, conduits and related equipment, and water, gas and sewer lines, and the right to grant easements or rights-of-way therefore, over, on and under a strip of land twenty (20) feet wide along all property lines not serving as the centerline for rights-of-ways, and twenty (20) feet along all the rights-of-ways (and additional width as necessary for guying purposes), in addition to easements reserved by any other instrument duly recorded. Where the centerline of roadways or rights-of-ways serve as the property line of a lot, then the twenty (20) foot wide easement herein otherwise reserved, shall exclude any portion of the lot included in the roadways or rights-of-ways, and extend instead, across the remainder of the lot bounding on said roadways or rights-of-ways. Nothing herein shall be construed as creating any duty on Declarant to install or maintain any utility services, however, as it is contemplated that actual installation will be made at the expense of the utility and/or the owners.

14. Each lot owner shall have an unobstructed right-of-way and easement over and across the roads as shown on the subdivision plat as recorded from time to time, and across the right-of-way giving access to State Route 1/1, for the purpose of ingress and egress to and from the public roads and any common facilities in the development. No part of any lot may be sold or used as a road or right-of-way to any land outside the Property without advance, written permission of Declarant. The lot owners association of Blue Meadows, and French's Neck West where applicable by recorded agreement, shall be solely responsible for the maintenance of the subdivision roads.

15. Reasonable cutting of wood or timber for personal use or for land clearing is permitted. However, no cutting of wood for commercial purposes is allowed.

16. The use of any recreational motor vehicles (such as motorized trail bikes, motorcycles, three and four wheelers, etc.) for recreational purposes is prohibited within the subdivision.

17. Hunting and the discharging of firearms within the Blue

Meadows Subdivision is prohibited.

101

18. If any Lot Owner shall violate any of the covenants herein, it shall be lawful for any other person, or persons or legal entities owning real estate situated in said subdivision, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, either to prevent him or them from so doing or to recover damages or other dues for such violation. Failure to enforce any provisions herein contained shall in no way be deemed a waiver of the right to do so hereafter.

19. The Association, by vote of two-thirds (2/3) of its members, may make additional rules, covenants, and restrictions for the use of the Property, which together with the above, may be enforced by monetary penalties or other reasonable means deemed advisable by the Association.

ARTICLE V GENERAL PROVISIONS

1. Declarant reserves the right to replat any unsold lots or lots. Nothing herein shall be construed to prevent Declarant from imposing additional covenants or restrictions on any unsold lot(s).

2. In the event state, local government, and utility companies, or Declarant, requires the installation of a public utility system with the area of which this subdivision is a part, the grantee or grantees, by the acceptance of a deed, so hereby agree to pay their proportionate share for the cost of erection, maintenance and operation thereof as determined by the above authority.

3. The Association or any Owner, shall have the right to enforce, by any proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Declarant or Association or by any owner to enforce any provisions herein contained shall in no event be deemed a waiver of the right to do so thereafter.

4. Additional property may be annexed to the Property by Declarant.

5. Declarant reserves right to reasonably modify, change or waive these covenants herein without the consent of any of the owners for a period of one year from date of the sale of the last lot by Declarant in Blue Meadows.

ARTICLE VI

1. The covenants, restrictions and other provision of this Declaration shall run with and bind the land for a term of twenty-five (25) years from the date this Declaration is recorded, after which they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty-five (25) year period by an instrument signed by not less than seventy-five (75%) percent of the lot owners.

2. Invalidation of any of the covenants, restrictions or other provisions of this Declaration by Judgment or Court Order shall in no way affect any other provisions, which shall remain in full force and effect.

3. Whenever in this Declaration the context so required, the masculine gender includes the feminine and neuter singular number includes the plural and the plural number includes the singular.

WITNESS THE FOLLOWING SIGNATURES AND SEALS of William Rogers, Susan Rogers and John E. Folds, which have caused this instrument to be executed and delivered this 6th day of September, 1991.

BY: William E. Rogers Jr.
William E. Rogers Jr. (SEAL)

BY: Susan L. Rogers
Susan L. Rogers (SEAL)

BY: John E. Folds
John E. Folds (SEAL)

STATE OF ~~WEST VIRGINIA~~ MARYLAND
COUNTY OF MONTGOMERY, TO-WIT:

The foregoing instrument was acknowledged before me this 6th day of September, 1991, by William Rogers.

My commission expires: 12-10-94
EL E. Oleott
NOTARY Public

STATE OF ~~WEST VIRGINIA~~ MARYLAND
COUNTY OF MONTGOMERY, TO-WIT:

The foregoing instrument was acknowledged before me this 6th day of September, 1991, by Susan Rogers.

My commission expires: 12-10-94
EL E. Oleott

STATE OF ~~WEST VIRGINIA~~ MARYLAND
COUNTY OF MONTGOMERY, TO-WIT:

The foregoing instrument was acknowledged before me this 6th day of September, 1991 by John E. Folds.

My commission expires: 12-10-94
EL E. Oleott

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

Be it remembered that on the 18th day of September, 1991, at 9:54 A M., this Covenants was presented in the Clerk's Office of the County Commission of said County and with the certificate thereof annexed, admitted to record.

Attest Nancy C. Zeller Clerk
County Commission, Hampshire County, W. Va.