

interest in and to said lease only insofar as it pertains to the road.

The real estate herein conveyed shall be subject to the following restrictions and covenants, which will be binding upon and run with the land:

1. No mobile homes or manufactured housing shall be permitted upon the real estate herein conveyed.

2. The owners of each lot within Regal Hills shall pay an annual road maintenance assessment in the amount of One Hundred Dollars (\$100.00) to be used for the reasonable construction use and maintenance of the common roads within the subdivision. The assessment, including any pro rata share of said assessment, shall be collected by and paid beginning the calendar year of January 1, 2000 through December 31, 2000. In no event shall the assessment exceed the sum of One Hundred Dollars (\$100.00) as adjusted pursuant to the West Virginia Code Section 36B-1-114. All assessments shall be due and owing on the first day of January of each year and if unpaid shall be a lien upon the property against which each assessment is made. Melbourne Properties, Inc. is exempt from payment of said road assessment.

This conveyance is subject to a gas pipeline right-of-way in favor of Hampshire Gas Company, dated July 24, 1967, of record in the office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 176, page 310.