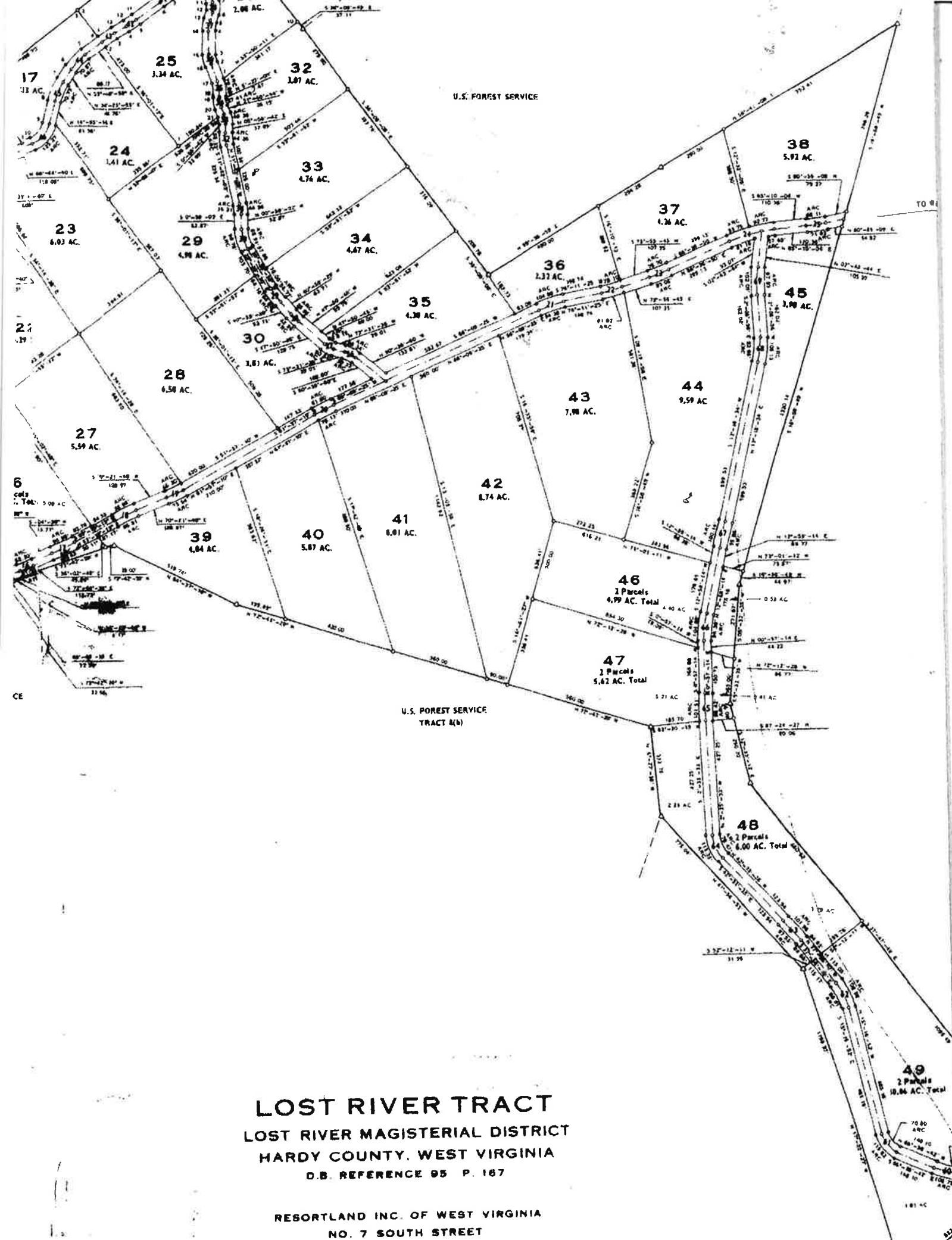


U.S. FOREST SERVICE

U.S. FOREST SERVICE
TRACT A(b)

LOST RIVER TRACT
LOST RIVER MAGISTERIAL DISTRICT
HARDY COUNTY, WEST VIRGINIA
D.B. REFERENCE 95 P. 167

RESORTLAND INC. OF WEST VIRGINIA
NO. 7 SOUTH STREET



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DECLARATION OF RESTRICTIONS

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

(1) The grantors hereby dedicate to the property owners for their use forever, all the streets and right of ways shown on the attached plat or plan.

(2) Restriction No. 2 is waived on this Deed.

(3) The grantors reserve unto themselves, their heirs or assign, 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 therefor, 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 of said lots.

(4) No building of a temporary nature shall be erected or placed on any of said lots except those customarily erected in connection with building operations; and in such cases, for a period not to exceed four months.

(5) Not more than one residence shall be erected on any one lot, and it shall contain a minimum of 480 square feet on the main floor. This shall not include basement, garage, porch or carport. All exterior construction must be completed and closed in within eight (8) months of the commencement of construction. No part of any lot sold by the grantors may be sold or used as a road or as a right of way to any property outside of said subdivision. This restriction shall not apply until said lots are sold by the grantors.

(6) All of said lots shall be used for residential purposes only, and any garage or barn must conform generally in appearance and material with any dwelling on the said lot.

(7) No signs, billboards, or advertising of any nature shall be erected, placed or maintained on any lots herein designated, nor upon any building erected thereon, except directional and information signs of grantors.

(8) No building shall be erected closer than 25 feet to any street or road, nor closer than 10 feet to the side or rear of the lot line, with the exception that where two or more lots are used together for the construction of one dwelling, then said 10 foot set back shall apply only to outside lines.

Wm. J. Oates, Jr.
Attorney At Law
Romney, W. Va.

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(9) All toilets constructed on said lots shall conform to the regulations of the West Virginia State Health Department.

Restriction No. 10 is waived. One sell-off allowed.
Minimum 4 acres.

(11) The use of trailers within said subdivision are unauthorized, except for the use of temporary camping trailers.

(12) No trucks, buses, old cars or unsightly vehicles of any type or description may be left or abandoned on said lots.

(13) Nothing herein is to be construed to prevent the grantors from placing further restrictions or easements on any lot in said subdivision which shall not have already been conveyed by them.

(14) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real estate situated in said subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant, either to prevent him or them from so doing or to recover damages or other dues for such violation.

(15) Invalidity of any one of these covenants by judgment or Court order, shall in nowise affect any of the other provisions which shall remain in full force and effect.

Wm. J. Oates, Jr.
Attorney At Law
Romney, W. Va.

NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate, West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

- Diligent exercise of reasonable skill and care in the performance of the agent's duties.
- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status.
- Must promptly present all written offers to the owner.
- Provide a true legible copy of every contract to each person signing the contract.

The agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate agent represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.

In compliance with the Real Estate Brokers License Act of West Virginia, all parties are hereby notified that

(printed name of agent) Keenan Shusholtz / SHAWN KNOTTS affiliated with

(firm name) WEST VIRGINIA LAND & HOME REALTY, LLC is acting as an agent of:

☒ The Seller, as listing agent or subagent. ☐ The Buyer, as the Buyer's agent.
☐ Both Seller & Buyer, with the full knowledge & consent of both parties.

CERTIFICATION

By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.

<u>Nancy Cronquist</u> Seller	<u>4/18/22</u> Date		
		Buyer	Date
Seller	Date	Buyer	Date
Seller	Date	Buyer	Date

I certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

Agent's Signature [Signature]
Date 4-7-22

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
(304)348-3555

www.wvrec.org



This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.