

**TROUT RUN FOREST**

**Trout Run Forest  
Dedication of Plat and Amended  
Declaration of Protective Covenants**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Melbourne Properties, Inc., hereinafter referred to as "Declarant" does hereby declare that all Lots or Tracts identified on the Plats of Trout Run Forest Subdivision, Phase II, lying and being situated in Hardy County, West Virginia, 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 thereof:

**ARTICLE I  
DEFINITIONS**

- (1) "Association" shall mean and refer to Trout Run Forest Property Owners' Association, Inc. its successors and assigns.
- (2) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot which is a part of the property, including contract sellers, but excluding those having such and interest merely as security for the performance of an obligation.
- (3) "Property" shall mean and refer to any numbered or lettered plat of land shown upon the recorded subdivision plat of the property.
- (4) "Lot" or "Tract" 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 "Grantor/Developer" and refer to its successors and assigns.

**ARTICLE II  
MEMBERSHIP, VOTING RIGHTS, AND OBJECTIVES**

- (1) Every owner of a lot, including lots which may be further subdivided, shall be a member of the Trout Run Forest Property Owners' Association. Membership shall be appurtenant to and may not be separated from ownership of any lot. There shall be two classes of membership, Class A and Class B. The Declarant shall be the Class A member and shall be entitled to three votes for every lot owned in Trout Run Forest. All other property owners shall be Class B members and shall be entitled to one vote for each lot owned.

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- (2) The Association shall be governed by a Board of Directors of not less than three (3) not more than Five (5) members. The Board of Directors shall be elected by the lot owners, except that the initial Board shall be appointed by the Declarant. The initial Board of Directors shall be responsible for calling the first meeting of the Association to be held not later than January 31, 2006. The initial meeting of the members shall be held at a suitable place to be designated by the Board of Directors in Hardy County, West Virginia.
  - (3) The Trout Run Forest Property Owners' Association, Inc. is required to secure and maintain a third party liability insurance policy in the principal amount as may be required by the State of West Virginia or Federal law from time to time.
  - (4) The Duties and Responsibilities of the Property Owners' Association shall include, but not be limited to the following:
    - (A) Maintain Property Owners' 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 Trout Run Forest Subdivision.

### ARTICLE III COVENANT FOR MAINTENANCE ASSESSMENT

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- (1) Each owner of a Lot within Trout Run Forest shall pay an assessment for the reasonable construction, use, and maintenance, and expansion of the roads and common areas. All assessments, including any pro-rate share of said assessments, shall be collected by and paid beginning the calendar year of January 1, 2004 through December 31, 2004. The Assessment for the calendar year 2004 and all years thereafter, unless amended pursuant to the terms and conditions of these covenants, shall be \$100 for lots in Phase I and \$300 for lots in Phase II. In no event shall the annual average common expense liability of each Lot, exclusive of optional user fees adjusted, pursuant to the provisions of the West Virginia Code Section 36B-1-114, exceed \$300.00. 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., the Association, and their assigns shall have the right to sue for and collect any assessment, together with interest, properly assessed under this contract.

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(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. This lien is expressly inferior and subordinate to any mortgage liens presently or hereafter encumbering the property affected by these protective covenants. The owner of each lot, by acceptance of a deed thereto, automatically becomes a member of the Association to be created as herein set forth, and agrees to pay an amount determined by the majority vote of the Owners of the Lots in Trout Run Forest Subdivision as deemed necessary for the purpose of maintaining (including the removal of snow and the repairs and improvements of the roads and common areas) the right of ways and roadways and common areas as shown on the subdivision plat. During December of each year, beginning December, 2004 said Association shall notify each Lot Owner, in writing, as to the amount of the Lot Assessment which shall be due and payable in January of the following year. In the event of a resale of transfer of one or more Lots 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 Association may bring an action at law against the owner personally obligated to pay same.
- (4) In exchange for the Declarant's agreement to install and maintain said roadways and rights of way until seventy-five (75%) of the Lots have been 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 that the Declarant should later reacquire real estate through purchase at a foreclosure sale or through settlement of an Owner's default in any contract, note or deed of trust that the Owner should be obligated 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 the Declarant be required in the future to contribute to the maintenance of the roadways.
- (5) Each Lot Owner, by acceptance of a Deed thereto, acknowledges that the roads, rights of way, and common areas 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 Owners in the subdivision abutting said roads and Common Areas.

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#### 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 Hardy County Ordinances relating to the erection of signs), except for directional and informational signs provided by the Declarant.
- (2) No Owner of any Lot shall interfere with the natural drainage of surface water from such lot to the detriment of any other lots. Consequently, in the construction of driveways into any lot, a minimum twelve inch diameter culvert 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 guests.
- (3) 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 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 Hardy County and West Virginia laws concerning temporary camping. Temporary camping shall be for no more than four months at a time, and no more than six months per year, for the personal use of the Owner and his immediate family.
- (4) 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 months.
- (5) Not more than one single family residence shall be erected on a lot of less than 20 acres. Not more than two residences shall be erected on a lot of 20 acres or more. Residences shall contain a minimum of 800 square feet for a single story or ranch style residence and a minimum of 1,200 square feet for a two story residence. 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 12 months of the commencement of construction. No exterior siding of masonry block or cinder block shall be permitted. Mobile Homes are not permitted.
- (6) Each Lot shall be used for residential/recreational purposes only, and any garage, barn, or guest house 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 the occupant.
- (B) Agricultural uses, including incidental use and the construction of accessory buildings connected with the agricultural use 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) Livestock are not permitted. Operation of any laying hen, broiler houses, or other poultry business is prohibited. Limited raising of poultry for personal use is not permitted. Pets, horses and domesticated animals must be fenced in or otherwise prevented from roaming.
- (7) 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 the subdivision road damaged by equipment of Owner or his contractor en route to or from Owner's lot. All lots improved or unimproved must be maintained by the Owner in a neat and orderly condition at all times. No garbage, trash, or inoperable vehicle or other debris shall be permitted to accumulate or remain on any lot.
- (8) No building shall be erected closer than ten (10) feet from the property line.
- (9) All sanitation facilities constructed on any lot shall conform with the regulations of the West Virginia State Health Department, Hardy County Health Department, and any other government agency regulating the installation of sewage disposal systems.
- (10) 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.
- (11) The Declarant reserves unto himself or his assigns the right to erect, maintain, and 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 on land ten (10) feet along all property lines not serving as the centerline for street right-of-ways and twenty-five (25) feet along all of the street right of ways (and additional width as necessary for guying

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purposes), in addition to easements reserved by any other instruments duly recorded. A utility fee is included in the Purchase Price for each lot. The fee collected shall be used to pay for the installation of electric and telephone service to each lot. The extension of service onto the Lot is the responsibility of the Owner. Installation of utilities shall be completed not later than December 2006. Lots in Phase I are exempt from the utility fee.

- (12) Each 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, for the purpose of ingress and egress to and from the public roads and any common facilities in the subdivision. No part of any lot may be sold or used as a road or right of way to any land outside the Property without advanced written permission of the Declarant. The Property Owners' Association shall be solely responsible for the maintenance of the subdivision roads and common areas.
- (13) Reasonable cutting of wood and timber for land clearing is permitted. However, no cutting of wood for commercial purposes is allowed.
- (14) The use of dirt bikes and other two-wheeled motorized vehicles is prohibited in the subdivision.
- (15) Hunting and the discharge of firearms within the subdivision is prohibited.
- (16) If any lot owner shall violate any of the covenants herein, it shall be lawful for any Owner or the Association to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, either to prevent him from doing so or to recover damages or other dues for such violation. Failure to enforce any provision herein contained shall in no way be deemed a waiver of the right to do so hereafter.
- (17) The Association, by a vote of two-thirds (2/3rds) of its members, may make additional rules, covenants, and restrictions for the use of the Property, which together with the above may be deemed advisable by the Association.
- (18) No Lot may be subdivided.

#### ARTICLE V GENERAL PROVISIONS

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

- (2) In the event state, local government, and utility companies, or Declarant, requires the installation of a public utility system within the area of which the subdivision is a part, the grantee or grantees, by the acceptance of the deed, do hereby agree to pay their proportional 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 hereinafter imposed by the provision of this Declaration. Failure by the Declarant or Association or by any owner to enforce any provision contained herein shall in no event be deemed a waiver of the right to do so thereafter.
- (4) Additional property may be annexed to the Subdivision by the Declarant. In such an event the roads and streets within the subdivision shall be accessible to all lots within the additional property.
- (5) Declarant reserves the 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 the date of the sale of the last lot by Declarant from Trout Run Forest.

#### ARTICLE VI

- (1) The covenants, restrictions and other provisions of this Declaration shall run with and bind the land for a period of twenty-five (25) years from the date this Declaration is recorded. Thereafter the Declaration shall be renewed for successive periods of ten (10) years unless the Declaration is modified by an instrument signed by the Owners of not less than seventy-five percent of the Owners. 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 Owners.
- (2) Invalidation of any of the covenants, restrictions, or other provisions of this Declaration by Judgement or Court Order shall in no way affect other provisions, which shall remain in full force and effect.
- (3) Whenever in this Declaration the context so requires, the masculine gender includes the feminine and neuter and singular numbers include the plural and plural numbers include the singular.

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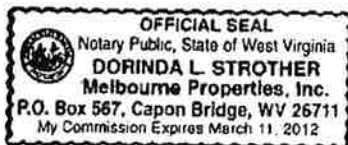
WITNESS THE FOLLOWING SIGNATURE AND SEAL of John Folds, President, Melbourne Properties, Inc. who has caused this instrument to be executed this 10<sup>th</sup> day of March, 2005.

By

John Folds  
John Folds, President  
Melbourne Properties, Inc.

STATE OF WEST VIRGINIA  
COUNTY OF Hampshire, TO-WIT:

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March, 2005, by John Folds, President of Melbourne Properties, Inc.



Dorinda L. Strother  
Notary Public Signature:

March 11, 2012  
My Commission Expires:

This instrument prepared by Melbourne Properties, Inc., P.O. Box 567, Capon Bridge, WV 26711. 304-856-2957

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HARDY COUNTY COM. CLERK  
MODIFIED BY 26836

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STATE OF WEST VIRGINIA, Hardy County Commission Clerk's Office March 17, 2005 - 8:28 AM

The foregoing instrument, together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste

Clerk.



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AND BEING a portion of that parcel of real estate as was conveyed from Richard L. Rhodes and Anna C. Rhodes to Melbourne Properties, Inc. by deed dated January 20, 2004, of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book 277, page 738.

One half of all of the oil, gas and minerals under this parcel of real estate were reserved to Loring C. Heishman, et al, by Deed dated September 24, 1964, of record in the aforesaid County Clerk's Office in Deed Book 111, page 612. However, this Deed includes the conveyance to the Grantee(s) herein of all of the gas, oil and minerals under this parcel of real estate owned by the Grantor.

The real estate herein conveyed is subject to the Declaration of Protective Covenants for Trout Run Forest Subdivision, Phase Two, said Declaration of record in the aforesaid County Clerk's Office in Deed Book 285, page 153.

This conveyance is subject to all rights of way of record or in existence.

#### DECLARATION OF CONSIDERATION OR VALUE

As provided by law, the undersigned hereby declares that the total consideration paid for the real estate transferred by the document to which this declaration is appended is \$49,990.00.

WITNESS the following signatures and seals:



MELBOURNE PROPERTIES, INC.

By: *Dorinda L. Strother*  
DORINDA STROTHER, Assistant  
Vice-President



← Read This



**DEDICATION OF PLAT AND AMENDED DECLARATION OF PROTECTIVE  
COVENANTS FOR TROUT RUN FOREST**

TO: LOT OWNERS OF THE TROUT RUN FOREST SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS: That there is a subdivision known as Trout Run Forest, lying and being situate in Capon District, Hardy County, West Virginia, and being the same real estate which was conveyed unto Melbourne Properties, Inc., a West Virginia corporation, by Richard L. Rhodes and Anna C. Rhodes by deed dated January 20, 2004, which is of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book No. 277, at Page 738. Melbourne Properties, Inc., by its officers, formed a subdivision known as Trout Run Forest and divided it into 31 lots or parcels of real estate, and is more particularly described on Plats of Survey of Trout Run Forest prepared by Edward J. Mayhew, Licensed Land Surveyor No. 921, which are of record in the aforesaid Clerk's Office, to which reference is now made for a more particular description of said real estate and for any and all other pertinent purposes. The Trout Run Forest Subdivision consists of two sections: Phase I of five lots, described on Plat Book 7, Page 41; and Phase II of 26 lots, described on Plat Book No. 8, Page 153, a revision of the description on Plat Book No. 7, Page 67. This amendment to the Declaration of Protective Covenants for Trout Run Forest applies to both Phases.

All lots in the Trout Run Forest Subdivision are subject to the Protective Covenants for Trout Run Forest that are attached to each deed in chain of title and by the original Dedication of Plat and Declaration of Protective Covenants that are dated May 24, 2004 and of record in the aforesaid Clerk's Office in Deed Book No. 279, at Page 554, and the amendment dated March 10, 2005 and of record in Deed Book No. 285, Page 153.

There is a Trout Run Forest Property Owners' Association (TRFPOA) Board of Directors that provides for road maintenance, repairs and oversees the subdivision. The Board of Directors voted to amend the Protective Covenants for Trout Run Forest concerning speed limits, fireworks, and signage. These modifications were communicated to all lot owners and a vote for each change was taken. Each lot has one (1) vote and there are twenty-six (26) lot owners of the thirty-one (31) lots. The change concerning speed limits received 27 Yes votes and 4 No votes. The change concerning fireworks received 29 Yes votes and 2 No votes. The change concerning signage received 29 Yes votes and 2 No votes. As these changes received approval from the required 75% of lot owner votes, the Declaration of Protective Covenants for Trout Run Forest are amended as follows:

- 1) The TRFPOA shall be able to set and post a speed limit within the subdivision.
- 2) Due to the prevalence of dry weather conditions and dense vegetation, the use of fireworks within the subdivision is prohibited to lower the risk of fire from uncontrolled projectiles and the ability to recognize and respond to such a fire.
- 3) No signs may be erected within the subdivision without board approval, with the exception of real estate signs on properties for sale. Where owners have issues with the design or content of signs, owners may notify the Board of Directors for resolution of their concerns.

Therefore, the said Declaration of Protective Covenants for Trout Run Forest are now amended to set forth the changes herein and in all other respects the said Declaration of Protective Covenants for Trout Run Forest remain in full force and effect, except as otherwise amended.

Per the Protective Covenants for Trout Run Forest, modification of the Declaration of Protective Covenants for Trout Run Forest requires signatures from owners representing not less than 75% of the 31 lots. These signatures have been obtained and are kept with TRFPOA records.

The TRFPOA Board of Directors authorized its Treasurer, Richard Sandler, to sign this amendment.

Witness the following signatures and seals this the 29 day of June, 2021.

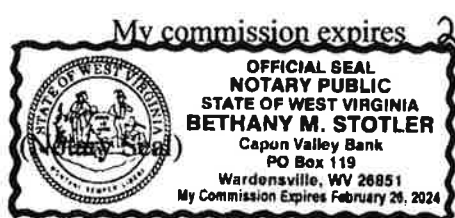
By:

Richard Sandler  
Richard Sandler, Treasurer

Trout Run Property Owner's Association

STATE OF WEST VIRGINIA,  
COUNTY OF HARDY, to-wit:

On the 29 day of June, 2021, before me personally appeared Richard Sandler, Treasurer of the Trout Run Forest Property Owners' Association, proved to me on the basis of satisfactory evidence and acknowledged to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as his/her voluntary act and deed.



Bethany Stotler  
NOTARY PUBLIC

This Instrument was prepared by:

Richard Sandler, Officer/Treasurer  
Trout Run Forest Property Owners' Association  
336 Brooke Trout Drive  
Wardensville, WV 26851  
(304) 874-3058

This document presented and filed:  
06/29/2021 02:54:28 PM

Gregory L. Ely

Gregory L. Ely, Hardy County, WV  
223880 Transfer Tax: \$0.00