

DEER HILL  
RESTRICTIVE COVENANTS AND CONDITIONS

The intent of these restrictions is to provide for and maintain the character of a neighborhood which is quiet, peaceful, environmentally clean and a desirable residential community.

1. All parcels shall be used for residential purposes only. No business or commercial enterprises of any kind shall be permitted or conducted thereon except those which:
  - A. Do not violate intent of these restrictions;
  - B. Do not contain more than 400 square feet of space;
  - C. Are not a noise nuisance;
  - D. Do not contribute to air or water pollution;
  - E. Do not create an accumulation of junk, trash or litter;
  - F. Do not create a noxious odor;
  - G. Do not create excessive traffic;
  - H. Do not sell alcohol beverages.

No livestock or large animals shall be allowed on the premises. However, household pets will be permitted but shall be restricted to the owners premises.

2. All septic tanks, toilets, sewage and waste disposal systems placed on said parcels shall conform to the regulations of the West Virginia State Health Department and Mineral County Health Department.

3. No junk or inoperable cars, trucks or buses, or parts thereof, accumulated trash or litter, shall be left or abandoned on any parcel or portion thereof.

4. The Grantors reserve unto themselves, their heirs or assigns, the right to erect and maintain telephone and electric light poles, conduits, equipment, sewer, gas and water lines, or to grant easements or right-of-ways therefor, with the right of ingress and egress for the purpose of erection, construction or maintenance on, over or under a strip of land 15 feet wide at any point along the side lines.

5. No mobile homes or campers shall be placed on any tract or parcel.

6. Nothing herein is to be construed so as to prevent the grantor from placing further restrictions or conditions on any tract or parcel in any portion of said farm which have not already been conveyed by them, nor from executing minor waivers of said restrictions where such waiver does not materially change the intent of these restrictions, conditions and covenants.

7. After the sale of all parcels, the restrictions and conditions contained herein may be amended at any time by agreement and ratification of two thirds majority vote of existing parcel owners. Each parcel or tract shall be represented by one vote. Agreements and regulations made by a periodic review by parcel owners shall be duly recorded in the land records of Mineral County.

8. All users of access road shall pay their prorata share of the upkeep of same.

JAMES E. ANSEL  
Attorney at Law  
P. O. Box A  
MOOREFIELD, W. VA.

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

Be it remembered that on, this 20 day of September, 1982  
at 11:54 o'clock A M., the foregoing deed  
with the certificate thereto annexed, was presented in the Office of the Clerk of the County Commission and admitted to record.

MARSHALL E. NIELD

Clerk County Commission