

Attest: Royce B. Saville
8-16-88

45076

PROTECTIVE COVENANTS AND RESTRICTIONS

POTOMAC ISLAND RIDGE

50E

DATED: AUGUST 8, 1988

It is hereby declared by Patten Corporation Mid-Atlantic, a Corporation, herein referred to as "Grantor", that the following Covenants, Restrictions, and Easements shall constitute covenants to run with the land contained in Potomac Island Ridge. Invalidation of any of the following Restrictive Covenants by Judgment or Court Order shall not affect any of the provisions, which shall remain in full force and effect. The failure to enforce any of the Restrictive Covenants at the time of violation shall not be deemed a waiver to enforce the covenants.

1. The Grantor herein reserves unto itself, its successors or assigns, the right to erect and maintain all utility poles, conduits, lines and equipment, water and sewer lines, television cables, or to grant easements or rights of ways therefor, with the right of ingress and egress for the purpose of erection or maintenance on, over or under a strip of land Twenty (20') feet wide at any point along the side, Forty (40') feet wide along the rear, and Fifty (50') feet on front right of way lines of any of said lots, except lots 22, 23, 24, 25, 26, 27, 28 and 29 as to front lot lines which shall have a Twenty Five (25') foot easement each from center line of right of way. There is also reserved unto Patten Corporation, and its assigns, a Forty (40') foot right of way easement along and across Lot 13 as access to the Common Area and the Potomac River. This easement will remain perpetual as it exists at the date of the signing of these covenants.

2. No tract shall be subdivided or its boundry lines changed, and not more than one residence shall be erected on any one lot, and it shall contain a mimimum of Five Hundred Twenty (520) square feet. This shall not include basement, porch, garage or carport. All exterior construction must be completed and closed within One (1) year of the commencement date of construction. That the exterior of any residence on property herein conveyed shall be of new construction and new materials, either frame, brick or stone with the wood either painted or stained, exisiting cabin on Lot 21 is expressly exempted from those requirements.

3. All of said lots shall be used for residential or recreational purposes only, and any garage or storage building must conform generally in appearance and material with any dwelling on said lot; no business or commercial enterprise or profession of any kind or character shall be permitted or conducted thereon; no livestock, sheep, swine, or poultry shall be kept or raised on said lot; providing, however, pets, including personal riding horses or ponies are excluded if proper fencing and suitable facilities are constructed and provided at least one (1) acre per horse or pony is fenced for the maintenance of said animal. All household pets, such as dogs and cats, may be kept provided they are not bred or maintained for commercial purposes. Any domestic pet shall not be permitted to run at large so as to become an annoyance to the Subdivision.

4. Camping is permitted upon Subdivision lots by the owner thereof and his invited guests. Only equipment professionally manufactured for the purpose, such as tents, travel trailers/campers and recreational vehicles are permitted for use as camping shelters.

Camping has been prohibited by amendment to the bylaws. NO CAMPING

5. No building shall be erected closer than Fifty (50') feet to any street, or road, except on Lots 1 through 13, which are exempted from this requirement as cabins may be built on either side of the Fifty (50') foot right of way, nor closer than Thirty (30') feet on the side or within Forty (40') foot of the rear lot line, with the exception that where two or more lots are used together for construction of one dwelling and said lots considered as a single unit as herein stated, then said Thirty (30') foot set back shall apply only to outside lines.

6. All toilets, septic tanks, sewage and waste disposal systems constructed on said lots shall conform to the regulations of the West Virginia State Department of Health; further, activities of use of said lot shall not pollute or cause waste to any spring, drain or stream situate on or traversing said lot.

7. No house trailers, trucks, buses, dilapidated cars or unsightly vehicles of any type or description may be stored, used for buildings, left or abandoned on said lots.

8. 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 person or persons owning any real estate situate in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant.

9. The roadways or rights of ways constructed on the property herein conveyed are for the use in common of the Grantor, Grantees, their respective heirs, successors and assigns. Natural flowage of any water is not to be altered by construction of private entrances to lots.

10. That only licensed four-wheel vehicles may be used on the roadways or rights of ways in said Sections except vehicles such as cycles, ATV's or recreational vehicles may be used for the sole purpose of ingress and egress to the tract site.

11. No tract shall be used or maintained as a dumping ground for rubbish, nor shall any rubbish or garbage, or other waste of any type be allowed to accumulate on said tract. Said rubbish, garbage, or other waste shall be kept in sanitary containers, and all such containers or incinerators or other equipment used for the storage or disposal of said material shall be kept in a clean and sanitary condition and located in as inconspicuous a place as possible. It is understood and agreed that there is no obligation on the part of Patten Corporation Mid-Atlantic to provide garbage or trash removal services.

12. No exterior television dish shall be constructed or erected on any tract or residence except of a brown or black color.

13. It is agreed that as soon as Seventy Five Percent (75%) of the tracts have been sold in this development, or in the exclusive determination preserved unto Patten Corporation Mid-Atlantic, a non-stock property owner's association, to be known as "Potomac Island Ridge, Inc.", shall be formed with one membership for each lot or tract owned, one vote for each lot or tract owned, one assessment for lot owner's fee for each lot owned, and that this Association shall establish such reasonable annual assessment charge of up to One Hundred Dollars (\$100.00) per lot, subject to statute adjustments, of The Uniform Common Interest Ownership Act, for recreational and conservancy area, road maintenance and other maintenance relative to a subdivision of this type.

14. No advertising signs or billboards of any nature shall be erected, placed or maintained on any lot, with the exception of address identification signs, builder's job location signs, and real estate signs offering the premises for sale, none of which exceptions shall exceed four (4) square feet in size. The Grantor reserves the right to construct subdivision entrance signs and structures.

15. The discharge of firearms is strictly prohibited within Five Hundred feet (500') of any improvement, cabin or living area on any lot within Potomac Island Ridge.

WITNESS THE following signatures and seals.

PATTEN MID-ATLANTIC CORPORATION

By: Gary P. Sumner
Gary Sumner
Its President

STATE OF WEST VIRGINIA

COUNTY OF BERKELEY

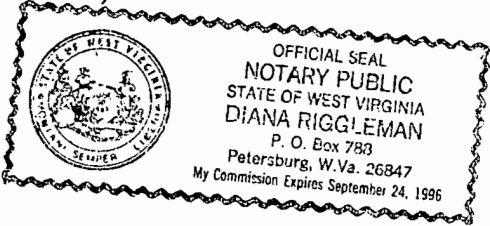
I, DIANA RIGGLEMAN, a Notary Public in and for the County and State aforesaid do hereby certify that Gary Sumner, President of PATTEN MID-ATLANTIC CORPORATION, whose name is subscribed to the foregoing instrument dated the 8th day of August, 1988 has this day acknowledged the same before me in my said County to be the act and deed of said corporation.

Given under my hand and seal this 8th day of August, 1988.

My Commission expires:

Sept. 24, 1996

Diana Riggleman
Notary Public



Prepared By:
Patten Corporation Mid-Atlantic
under Supervision of
Royce B. Soule
attorney

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

Be it remembered that on the 11th day of August, 1988, at 11:58 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. sh

LANCE DENNIS
POTOMAC ISLAND RIDGE
67 TOLLGATE ROAD
OWINGS MILLS MD 21117

Amendment to Protective Covenants and Restrictions for Potomac Island Ridge

Date: August 25, 2020

Our current Protective Covenants and Restrictions for Potomac Island Ridge under paragraph 7 read:

"No house trailers, Trucks, Buses or unsightly vehicles of any type or description may be stored, used for buildings, left or abandon on said lots"

We would like to amend that to include the following:

"No Structure of a temporary character, including, but not limited to the following: Construction or Storage trailer, mobile home, tent or shack shall be used, placed or created permanently upon any individual lot, nor upon any land owned by PIR Association, provided, however that the declarant or owner may maintain temporary offices or storage facilities for the purpose of construction or remodeling of a dwelling or for improvement upon lot.

However, upon completion of the construction or improvement, said temporary office or storage facility must be removed from lot within four (4) weeks of completion. All temporary offices or storage facility are subject to annual approval by the officers of the PIR Association. In the event that a temporary office or storage facility goes unused for a period of two (2) years, the Association reserves the right to take all necessary steps to remove the temporary office or storage facility at the lot owner's expense.

The declarant or owner may temporarily erect a tent or temporarily park a recreation vehicle, mobile home, trailer or the like on their lot(s) for recreational purposes for a period not to exceed two (2) weeks. In the event that the declarant or owner has a permanent structure, to wit, a house, constructed on their lot(s), parking of a recreational vehicle, mobile home, trailer or the like will be permitted.

Accessory structures of a permanent nature such as storage buildings, tool room, workshops, swimming pool, pool house, cabana and the like shall be permitted only if harmonious with the dwelling on the lot, and provided that plans and specifications for any accessory structures shall be submitted to and approved by the Officers of the PIR Association. Mechanical equipment for the operation of swimming pools, hot tubs and the like shall be concealed from the view by passerby and neighboring lots."

Witness the following signatures and seals.

Potomac Island Ridge Corporation
By: Lance Dennis

Lance Dennis
Potomac Island Ridge President

State of Maryland
County of Baltimore

I, Vivian L. Freeman, a Notary Public in and for the County and State aforesaid do hereby certify that Lance Dennis, President of Potomac Island Ridge Corporation, whose name is subscribed to the foregoing instrument dated the 25th day of August, 2020 has this day acknowledged the same before me in my said County to be the act and deed of said corporation. Given under my hand and seal this 15th day of September, 2020

My commission expires:
9-16-24

Vivian L. Freeman
Notary Public

SEAL

Hampshire County
Eric W. Strite, Clerk
Instrument 204333
10/22/2020 @ 02:05:47 PM
COVENANTS & RESTRICTIONS
Book 570 @ Page 243
Pages Recorded 1
Recording Cost \$ 11.00