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Buck Realty, Inc.
P. O. Box 660
Moorefield, WV
26836

CARLA ACRES

SUB-DIVISION

MOOREFIELD, WVA.

DECLARATION OF PROTECTIVE COVENANTS

1. The Grantors reserve unto themselves, their siccessors or assigns, the right to erect and maintain telephone and electric poles, conduits, equipment, sewer, gas, and water lines, or to grant easments of right - of - way, therefore, with the right of ingress for the purpose of erection or maintence on, over, or under a strip of land Fifteen (15) feet wide at any point along the side, rear or front lines of any said lots, or within Forty (40) feet form the center of any right - of - way for utility lines, may also be utilized by the said Grantees in the use of their lot.

2. Lots shall be used for residential purposes only and no dwelling shall be less then 560 square feet; if mobile home is used it shall be made permanent with sides skirted.

3. If a garage or storage shed is built, it shall conform in general appearence to the dwelling.

4. No buildings or dwellings shall be constructed within Fifty (50) feet from side of lot or road.

5. Garbage and trash containers must be covered at all times, and premises shall be maintained in a neat and orderly manner.

6. A road maintence fee of Thirty ($30.00) dollars per year will be charged payable to the landowner's association. Before a lot can be sold the maintence fee must be paid.

7. No timber shall be cut upon the parcel until the tract is fully paid for except for sufficient room to erect a dwelling.

8. No trucks, buses, old cars, or unsightly vehicles of any type or description may be left or abandoned on said tracts.

9. When 80% of the lots have been sold an owner's association is to be formed.

10. Invalidation of any of these covenants by judgement of Court Order, shall in nowise affect any of the other provisions which shall remain in full force and effect.

11. The Grantors do hereby grant and convey to the property owners, for their private use forever, all roads and right - of - ways as designated on the Plat of the Carla Acres Sub-division.

12. Minimum of a Twelve (12) inch culvert must be utilized when necessary to exit road.

Buck Realty Inc.

Carroll A. Turner

President