

COVENANTS AND RESTRICTIONS
MOUNT LEVELS FARMS, II

The real estate conveyed shall be subject to the following covenants and restrictions, which covenants and restrictions are to run with the land and shall be incorporated in the deed conveying said lot(s).

1. Mobile homes: There shall be no single-wide mobile homes, prefabricated all-metal homes, or any derivative of the foregoing situate on any lot as a residence. However, double-wide mobile houses or prefabricated houses are permitted, provided that the siding is of wood, vinyl or masonite and they are placed on a permanent foundation or permanent piers with underside skirted and tongue removed.
2. Camping: Camping is permitted using professionally manufactured equipment such as tents, campers, etc.
3. Commercial Use and Nuisance: No commercial business shall be permitted, except for operations that would not increase the use of the private road beyond the traffic that would be generated for an agricultural use or purpose. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood, with the exception of hunting, as long as the hunting laws of the State of West Virginia are obeyed.
4. Setback: No building or any part thereof shall be erected on any Lot nearer to any right-of-way or front, side and rear of lines closer than thirty (30) feet.
5. Sewage: No dwelling shall be occupied on any Lot unless there is constructed with it a septic system for the disposal of sewage, which must be approved by the West Virginia Department of Health.
6. Maintenance: Each lot owner shall promptly remove or otherwise dispose of any accumulation of trash, garbage or rubbish and at all times will maintain the Lot in a neat and sanitary condition. Junked, inoperative or unlicensed vehicles may not be stored or kept on any Lot unless housed in a garage.
7. Agriculture: There shall be no swine or poultry kept on the lots for commercial use. Grazing animals may be kept as long as suitable fencing and facilities are maintained at a rate of one (1) such animal per fenced acre. (Grazing animals are defined to be horses, cattle, sheep and goats.)
8. Easements: Grantor reserves unto itself, successors and assigns, the right to erect and maintain utility and electric lines, or to grant easements or rights of way therefor, with the right of ingress and egress for the purpose of installing or maintaining the same on, over or under a strip of land fifteen (15) feet wide at any point along the side Lot lines of each Lot, (30) feet along the front of each Lot line, thirty (30) feet along the rear lines of any said Lot and thirty (30) feet wide along the

perimeter of the Subdivision. Such utility easements include, but are not limited to, telephone or electric light poles, conduits, equipment, sewer, gas and water lines. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of the utilities. Road right of way is to be forty (40) feet total width, being twenty (20) feet each side of center line of road.

9. Re-subdivision: After the initial conveyance of each Lot, no further subdivision or re-subdivision of any Lot shall be permitted.

WITNESS the following signatures and seals:

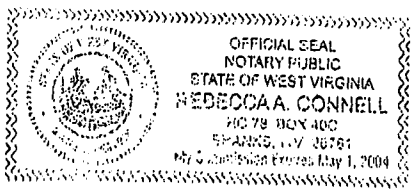
Homer L. Feller (SEAL)
HOMER L. FELLER
Nancy C. Feller (SEAL)
NANCY C. FELLER

STATE OF WEST VIRGINIA,
COUNTY OF HAMPSHIRE, TO WIT:

The foregoing instrument was acknowledged before me this 14th day of June, 1996, by Homer L. Feller and Nancy C. Feller, his wife.

My commission expires: May 1, 2004.

Rebecca A. Connell
NOTARY PUBLIC



STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 1-17-02 4:14 PM

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

Teste Sharon H. Link Clerk.

CASTO & HARRIS, Inc., SPENCER, WV Re-Order No. 10189-01

Thompson & Parsons
Attorneys at Law
Romney, West Virginia

HAMPSHIRE COUNTY COMM.
DEED CLERK 03
Date/Time: 01/17/2002 16:14
Inst #: 37291
Book/Page: 411- / 337-
Recd/Tax: 556.60 545.60