

## SUMMATION OF COVENANTS FOR POTOMAC OVERLOOK

1. Property Owner's Association annual dues will be \$300.00 per year, collected at closing. Dues are due each year on the first day of January. Tract 1 is exempt from the assessment for the road maintenance fee in as much as that lot has access from the secondary route and does not have to use the interior roads of Potomac Overlook.
2. The roads, rights of way, and common areas are private in nature and shall not be maintained by the West Virginia Department of Transportation, but is the mutual obligation of the landowners in the subdivision abutting said roads and common areas.
3. No signs or advertising of any nature shall be erected on any lot except sale or rental signs complying with local ordinances and except for directional and informational signs provided by the developer.
4. A minimum 12 inch culvert shall be used in constructing the driveway to facilitate natural drainage.
5. No parking that obstructs traffic is permitted upon any road within the property.
6. Due to unsightliness of junk vehicles, no motor vehicles or trailers shall be placed on any property that does not have a current license plate or an inspection sticker of not more than six months out of date.
7. No Lot may be subdivided.
8. Not more than one single family residence shall be erected on a lot. Residences shall contain a minimum of 1,000 square feet for a single story or ranch style residence and a minimum 1,400 square feet for a two story residence. Square footage is of living area excluding basement, garage, porch, carport, deck, and overhanging eaves.
9. Exterior construction must be completed and closed within 12 months of commencement of construction. Additional buildings must conform to the general appearance of dwellings on the lot.
10. No exterior siding of masonry block or cinder block shall be permitted.
11. Mobile homes are not permitted.
12. Not more than one head of livestock per three acres. No pigs or pig pens. All livestock must be fenced in. Poultry business is prohibited. Pets and domesticated animals must be fenced in or otherwise prohibited from roaming.
13. No building shall be erected closer than twenty-five feet from the property line, with the exception that where two or more lots are used together for the construction of one dwelling, then the said 25 foot setback shall apply only to the outside lines.
14. All sanitation facilities constructed shall conform to the regulations the WV State Health Department and any other government agency regulating the installation of sewage disposal systems.
15. Lot owner is not permitted to cut any timber under 16 inches in diameter breast height for commercial purposes.
16. ATV's and Dirt bikes are prohibited on sub-division roads.