

North River Wilderness Covenants (Revised 9/16/2017)

ARDEL KROE
7 MARSH CORT
SILVER SPRING, MD 20906-3334

1. Lots may be used only for single family residential purposes. No dwelling may be constructed or maintained on any lot with a ground floor area less than five hundred seventy six (576) square feet, exclusive of porches and garages.
2. Any building constructed of wood must have at least two coats of paint, varnish or stain unless the wood is of a self-sealing nature such as redwood or cedar.
3. Any garage, outbuilding or storage shed must conform in general appearance to the dwelling.
4. There shall be no house trailers or mobile homes. Travel trailers, motor homes, camping trailers shall be permitted on premises temporarily for weekend use, vacations and hunting seasons, for no longer than 90 days during one 12 month period (one year) and must be removed from the Association property for 270 days (9 months). In addition, such RV, travel trailer or camping trailer may not be lived in continuously (IE as a residence) during that 90 day time period without expressed written permission from the Board of Directors. One (1) licensed travel trailer, motor home, or camping trailer will be permitted to be parked, stored or housed on lots upon which a permanent residence has been constructed and is occupied.
5. No buildings may be constructed within sixty (60) feet from the center of the road which it faces and not closer than thirty (30) feet from any one side of the lot. Exceptions by present owner or by association to be formed later.
6. All buildings and dwellings shall be of substantial building construction. All exterior construction must be completed within eight (8) months from the date of the beginning of construction. No temporary shacks, trailers, Recreational Vehicles, campers, pop up campers, motor homes or basements shall be used as a residence.
7. All material used for exterior walls of dwellings or buildings shall be of brick, stone, aluminum/vinyl, masonite, redwood or wood siding. No composition asphalt siding or shingles shall be used. All roofs shall be at least 4' X 12' pitch.
8. Premises shall be maintained in a neat and orderly appearance at all times.
9. There shall be no open discharge of sewage or water. All water and sewage is to be disposed of as directed by the West Virginia Health Department.
10. No right-of-way or easement shall be granted or created upon or across owner's

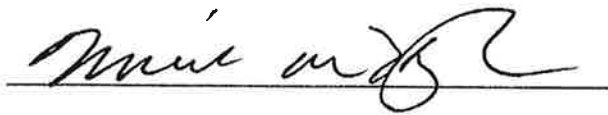
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acreage except for public utilities.

11. Culverts must be used in all driveways crossing road drainage ditches leading from subdivision roads and must be twenty (20) feet in length.
12. Garbage and trash disposal shall be the responsibility of the landowner.
13. No junk cars or abandoned vehicles can be parked on property.
14. No noxious or offensive trade or activity shall be carried out on any lot or right-of-way, nor shall anything be done thereon which may be or become an annoyance or nuisance to other property owners.
15. No livestock shall be allowed on any lot except house pets.
16. The Grantees are to pay \$150.00 per year for the maintenance of roads, insurance and other association expenses.
17. The discharge of firearms is strictly prohibited within five hundred (500) feet of any improvement, cabin or living area on any lot.
18. No sign of any kind larger than one (1) square foot shall be displayed on any lot, except temporary signs in connection with the construction, lease or sale of building lots, except road names and directional signs.
19. The use of any motorcycle or motor vehicle without the proper noise abatement equipment is prohibited in the subdivision.
20. The Grantors, reserve unto themselves, their assigns and successors, the right to erect and maintain utility poles, such as telephone and electric power poles, conduits, equipment, sewer, gas and water lines, or to grant easement or right-of-way therefore, with the right of ingress and egress for the purpose of erection or maintenance 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 from the center of any roads and right-of-ways.
21. Failure to pay *assessment* fees will create the right for the Grantor or any successors to place a lien against the subject real estate and the unpaid fees will accrue interest at the highest rate permitted by law.

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President Signature



Preparer Signature



Revised September 16, 2017

