

Community Knolls
Dedication of Plat and Declaration
of Protective Covenants
Conditions and Restrictions

KNOW ALL MEN BY THESE PRESENTS; that the undersigned, COMMUNITY REALTY, A West Virginia partnership, qualified to do business in the State of West Virginia, does hereby record the plat of a subdivision known as Community Knolls, lying and being more fully described on the plat and survey of Stultz & Associates, Inc. lying and being situated in Sherman District, Hampshire County, West Virginia. Said real estate being all the same real estate conveyed to the said Community Realty, by deed dated March 23, 1990, from New Dominion, Inc.-Pulliam & Woods, et al, and recorded in the Clerk's Office of the County Commission of Hampshire County, West Virginia, in deed book 317, at Page 202 to which reference is hereby made.

WHEREAS, the Declarant has divided said real estate into lots and intends to convey same subject to certain protective covenants, conditions, restrictions, reservations, liens and charges as hereinafter set forth:

NOW THEREFORE, Declarant hereby declares that the property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, reservations and conditions, all of which are for the purpose of enhancing and protecting the value and desirability of the real property, and which shall run with the real property, and be binding on all parties having any right, title or interest in the above described property or any part hereof, their heirs, successors and assigns, and shall insure to the benefit of each and every owner thereof, and shall have the effect of covenants running with the land whether or not specifically referred to in the deeds of conveyance of said lots.

ARTICLE 1
DEFINITIONS

1. "Association" shall mean and refer to Community Knolls Property Owners Association, its successors and assigns.
2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation,
3. "Property" shall mean and refer to the real property described

above and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

4. "Lot" shall mean and refer to any numbered or lettered plot of land shown upon any recorded subdivision plat of the Property.

5. "Declarant" shall mean and refer to Community Realty, its successors and assigns.

6. "Common Area" being intended for the common use and enjoyment of all owners, and any other property that may be transferred to the Association.

ARTICLE II MEMBERSHIP AND VOTING RIGHTS

1. Every Owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment.

2. When three-fourths (3/4) of the lots have been sold, a Property Owners Association shall be established with membership consisting of the owners (and only the owners) of each lot in Community Knolls, who shall have one (1) vote per lot owned. The Association shall be governed by the majority vote of the lot owners. A Board of Directors of three (3) to five (5) members shall be elected by the lot owners, except for the initial Board of Directors which will consist of 1 to 5 Directors as provided herein.

The initial Directors of the Association consisting of one to five members shall be appointed by Community Realty Partners or its assigns and thereafter the Board of Directors shall be elected by the lot owners. Community Realty Partners shall be responsible for calling the first meeting of the Property Owners Association on or before December 31, 1990, and shall be responsible for the mailing of the written notice of the lot assessment which is due and payable by December 31, 1990. This meeting shall be an organization meeting. At said meeting the said owners shall by majority vote, form the said association's legal entity as they deem advisable and shall elect a Board of Directors and/or officers of said association, and conduct such other business as they may deem advisable.

ARTICLE III

COVENANT FOR MAINTENANCE ASSESSMENTS

1. The Declarant shall assess initially, for each lot, One Hundred Dollars (\$100.00) per year, for the use, upkeep and maintenance of the rights-of-ways within COMMUNITY KNOLLS and such other common facilities as the said Declarant may provide therein, subject to any increase as provided hereinafter.

2. Any assessment made pursuant to this paragraph, including a late fee of Five Dollars (\$5.00) interest at the rate of ten per cent (10%) per annum from the date of delinquency, and reasonable attorney's fees incurred in the collection thereof, shall constitute a lien on this property until paid. The lien is expressly inferior and subordinate to any mortgage liens presently or hereafter encumbering the property affected by these protective covenants. This assessment may not be raised by more than a percentage increase not greater than the cost of Living Index (urban) as published by the Dept. of Interior, Bureau of Standards. The owner of each lot, by acceptance of a deed thereto, automatically becomes a member of the Community Knolls Property Owners Association and is deemed to covenant and agree to pay \$100.00 per lot, per year, beginning December 31, 1990, and to pay annually thereafter to the Property Owners Assoc. by the purpose vote of the owners of a least two-thirds (2/3) of the lots in the said subdivision as necessary for the purpose of maintaining all roadways as shown on plat. During October of each year, beginning October, 1990 the Association shall notify each lot owner, in writing, as to the amount of the lot assessment which shall be due and payable by December 31, 1990. In the event of a resale on one or more parcels in said subdivision, the obligation shall become the obligation of the new owner (s).

if the owner of any lot is in default in the payment of any assessment, including interest and cost of collection, the property Owners Association may bring an action at law against the owner personally obligated to pay same and may also sell the lot involved at a public auction after advertisement once a week for four (4) successive weeks, in a newspaper having general circulation in Hampshire County, and after thirty days (30) days written notice mailed to the last known address of said owner. Cost of sale shall be paid from the proceeds of sale before the payment of amount involved. In exchange for Declarant's agreement to maintain said roadways and right-of-ways until December 31, 1990, the Declarant shall be forever exempt from the payment of said annual assessments are road maintenance and common area fees as to all lots now owned or hereafter acquired. In no case will Declarant be responsible for road maintenance after December 31, 1990.

If any one owner owns two or more adjoining lots, only one assessment shall be payable so long as two or more adjoining lots are so owned and only one house is built by said owner of said lots. If any of said lots is thereafter sold or conveyed or improved by an additional dwelling, it shall be subject to separate assessment of \$100.00.

EXCEPTION:

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It is expressly understood that lots 57, 58, 59, & 60 will not be liable for association fees. Because these lots do not use the right-of-ways for ingress & egress in Community Knolls, but this in no way exempts lot owners from the above covenants.

ARTICLE IV
USE RESTRICTIONS

1. no signs or advertising of any nature shall be erected or maintained on any lot, except for sale or rental signs for said lot not to exceed six (6) square feet in area (and must comply with the Hampshire County ordinances relating to erection of signs), and except for directional and informational signs of DECLARANT.
2. Resubdivision of any lot is not permitted under 2 acres or no more than one time.
3. No owner of any lot shall interfere with the natural drainage of surface water from such lot to the detriment of any other lot. In construction of a driveway into any lot, a fifteen (15) inch diameter culvert, or larger if necessary, shall be used in constructing the driveway in order to prohibit blockage of natural drainage. No parking is permitted upon any road within the property at any time which blocks traffic, and as part of the development of any lot, the Owner shall provide adequate off-parking for himself and his guests(s).
4. Due to unsightliness of junk vehicles on lots, no motor vehicle which does not have current license plates or an inspection sticker not more than six (6) months out of date shall be permitted on any lot.
5. No building of a temporary nature, and no house trailers or mobile homes shall be erected or placed on any lot except those customarily erected in connection with building operations and in such cases, for a period not to exceed eight (8) months.
6. Not more than one single family residence shall be erected on a lot and shall contain a minimum of 1000 Sq. ft. of living area in wooded areas. OPEN areas shall contain a minimum of 1200 sq. feet of living area, excluding basement, garage, porch, carport, deck and overhang eaves. All exterior construction must be completed and closed in within eight (8) months of the commencement of construction.
7. Each lot shall be used for residential purposes only, and any garage or barn must conform generally in appearance and material with any dwelling on said lot.

8. The association shall ensure that trash collection is provided to each lot regardless of whether the lot occupied, and trash collection charges shall be collectable from lot owners not complying with the sanitation requirements of the covenants in addition to the assessment set forth herein. The lien procedure available for delinquent payments shall be utilized in order to ensure the non-accumulation of waste in the properties.

7.A No noxious, noisy or offensive activity shall be carried on within the properties, nor shall anything be done therein which may be or which may become an annoyance or nuisance to the neighborhood. No toxic or hazardous materials shall be produced or stored within the properties at any time. Notwithstanding the prior paragraph, the following uses are permitted, subject to applicable state and local laws:

(a) Home occupation conducted by occupant.

(b) Agricultural uses, including incidental uses and the construction of accessory building connected with agriculture or the building of a residence, including storage of temporary camping and lawn maintenance equipment. Said accessory building shall not be used for temporary sleeping or camping quarters.

(c) No more than one (1) head of livestock per acre shall be permitted per lot, No pigs or Chickens allowed unless otherwise approved by the board of directors of the Property Owners Association.

8. The owner shall maintain, repair and restore, as necessary, the exterior of any building or other improvements erected on any lot owned by him. Owners likewise agree to repair and restore promptly to its prior condition any part of a subdivision road damaged by equipment of owner or his contractor enroute to or from owners lot. All lots improved or unimproved, must be maintained by owner in a neat and orderly condition at all times. No garbage, trash or inoperative vehicle or other debris shall be permitted to accumulate or remain on any lot.

9. No building shall be erected closer than seventy five (75) feet from the front property line, starting in the center of roadway or 20 feet from any side or rear lot lines.

10. All sanitation facilities constructed on any lot shall conform with the regulation and requirements of the West Virginia and Hampshire County Health Department, and any applicable laws.

11. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All trash, garbage, fuel storage tanks, garden equipment, supplies, and stored raw materials must be kept from view of the public. In the event any lot owner shall fail to discharge his aforesaid responsibilities in a manner

satisfactory to the board of Directors of the Property Owners Association, upon 2/3 Two thirds vote of its board of Directors, and after fifteen (15) days notice to the owners of the property, the Property Owners Association shall have the right, through its agents and employees, to enter upon said lot and perform necessary maintenance repairs (including mowing and removal of grass over 24" high in the form of hay), and restoration, or to remove any offending material or object. Such action shall not be deemed a trespass, and the cost of same when performed by the Association shall be added to and become a part of the assessment to which such lot is subject.

12. The Declarant reserves unto itself and its assigns, the right to erect, maintain, operate and replace telephone and electric light poles, conduits and related equipment and sewer, gas and water lines and the right to grant easements on right-of-way therefor, on, over and under a strip of land (10) ten foot wide along all property lines not serving as the centerline for right-of-ways, and 15(fifteen) feet along all the fifty (50) foot right-a-ways, in addition to easements reserved by any other instrument duly recorded.

13. Each lot owner shall have the right of ingress and egress to and from his lot over the rights-of-way and roadways as shown on the subdivision plat and the access right-of-way from county road. No part of any lot may be sold or used as a road right-a-way to any land outside the property without the advance, written permission of Declarant.

14. Reasonable cutting of wood or timber for personal use or for land clearing is permitted. However, no cutting of wood for commercial purposes is allowed.

15. The use of any motorcycle or motor vehicle without proper noise abatement equipment is prohibited within the subdivision.

16. If any lot owners shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real estate situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting any such covenant, either to prevent him or them from so doing or to recover damages or other dues for such violation. Failure to enforce any provision herein contained shall in no way be deemed a waiver of the right to do so hereafter.

17. The Association, by a vote of two-thirds (2/3) of its members, may make additional rules, covenants, and restrictions for the use of the property, which together with the above, may be fines or other penalties.

ARTICLE V GENERAL PROVISIONS

1. Declarant reserves the right to replat any unsold lot or

lots. Nothing herein shall be construed to prevent Declarant from imposing additional covenants or restrictions on any unsold lot.

2. In the event state, local government, and utility, cooperative, declarant or municipality expects or requires the installation of a public utility system within the area of which this a part, the grantee or grantees, by the acceptance of a deed, do hereby agree to pay their proportionate share for the cost and expense of the erection, maintenance and operation thereof as the same cost is to be determined by the appropriate authority.
3. All sewage disposal system constructed on said lots shall conform to the regulations of the appropriate West Virginia Department of Health. Free standing toilets are also subject to the aforementioned requirements and shall be placed in open areas. No building shall be constructed and no well shall be drilled on any lot until a sewage disposal permit has been obtained from the West Virginia Sewage Enforcement Office.
4. The Association, or any owner, shall have the right to enforce, by any proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of the Declaration. Failure by the Declarant or Association or by any Owner to enforce any provision herein contained shall in no event be deemed a waiver of the right to do so thereafter.
5. Additional property may be annexed to the Property by Declarant.

ARTICLE VI

1. The covenants, for Sections 1 and 11, restrictions and other provisions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty years by an instrument signed by not less than ninety (90) percent of the lot owners, and thereafter by an instrument signed by not less than 75 (seventy-five) percent of the lot owners.
2. Invalidation of any of the covenants, restrictions or other provisions of this Declaration by judgment or Court order shall be in no wise affect any other provisions, which shall remain in full force and effect.
3. Whenever in this Declaration the context so required, the masculine gender includes the feminine and neuter, singular number includes the plural number includes the singular.
WITNESS the following signatures of Community Knoll which has

caused this instrument to be executed and delivered in its Company name by Norman D Reckart and Steven D. Reckart, partnership

COMMUNITY KNOWLS

By Norman D. Reckart
Norman D. Reckart
Partner
Steven D. Reckart
Steven D. Reckart
Partner

Date 9/7/90

Sworn to before me this 9th day of September, 1990.

Barbara A. Smith
Notary Public

My commission expires August 19, 1992



Prepared By
Norman Reckart
43 W. Main St
Romney W.V. 26757

RECEIVED FOR RECORD
HAMPSHIRE CO. COURT
SEP 7 3 04 PM '90
NANCY C. FELLER
CLERK

49210

STATE OF WEST VIRGINIA, County of Hampshire, to-wit: 9th day of September, 1990, at 3:08 P M;
Be it remembered that on the 9th day of September, 1990, at 3:08 P M;
this Conemanta 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. Feller Clerk
County Commission, Hampshire County, W. Va. 9/7/90