

## PROTECTIVE COVENANTS

1. No residence shall be erected, constructed, maintained, used or permitted to remain on any Lot other than one (1) single-family dwelling.
2. All dwellings shall have an enclosed permanent foundation.
3. There shall be no single-wide or double-wide mobile homes (as they are defined in West Virginia Code 37-15-2), house trailers, or buses situate on any Lot as a residence or for the storage of materials therein, either temporarily or permanently.
4. Improvements and construction for the maintenance of animals shall be kept in good repair. Each Lot Owner shall maintain any such improvements placed upon any Lot and no unsightly or dilapidated buildings or other structures shall be permitted on any Lot.
5. No dwelling shall be erected or maintained on any Lot unless there is constructed with it a septic system for disposal of sewage, which must be approved by the West Virginia Division of Health.
6. No noxious, noisy or offensive activity shall be carried on within the Lot, 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 property at any time.
7. No Lot shall be further modified, divided or portioned in any way by sale, gift, devise or other method, except to allow for nominal boundary line adjustments. Provided, however, Owners of Lot(s) larger than (20) acres may subdivide one time, provided that no resulting Lot created or the residue shall contain less than ten (10) acres. Additional Lots created shall automatically become subject to the provisions herein.