



REGULATIONS AND RESTRICTIONS

To protect your investment and to provide for the mutual enjoyment of River View Park, the following additional provisions and restrictions are a part of your sales contract and will be incorporated in your deed:

- 1. Building Committee**

A building committee of three, composed of the Sellers and any competent agent appointed by them, shall determine the acceptability of the design of any plan of structure, which must be submitted before erection of any building. Every cooperation and assistance will be given builders in suggesting changes in design where necessary, at no charge.
- 2. Temporary buildings and Trailers**

No building of a temporary nature, tent or trailer shall be permitted to be erected or placed on the property.
- 3. Bldg. Material and design**

Buildings may be of a contemporary, period or modern design and may be constructed of wood, log, stone, brick or composition, but must not detract or mar the natural beauty of the surroundings.
- 4. Set Back**

Front line of all buildings shall be at least thirty (30) feet back from front property line and other building lines shall be at least twenty (20) feet from side or rear property lines, unless otherwise approved by the building committee.
- 4. Floor Area**

No cabin or dwelling shall be built unless it has a minimum floor area of 400 sq.ft. excluding porches and patios, with a frontage of not less than twenty (20) feet.
- 5. Garages**

Garages or carports or car shelters, if built, must be permanently attached to the residence or cabin, unless otherwise approved by the building committee. Garages are not required.
- 7. Water and Sewage**

Wells for water and septic tanks or chemical toilets for sewage must be constructed in accordance with state and county health regulations. No outhouse will be permitted on the property.
- 5. Fires and Chimneys**

No open fires shall be permitted upon any part of the property. All chimneys and fireplaces must be covered with Spark Screens. All persons must strictly adhere to West Virginia Fire Regulations.
- 9. Number of buildings**

No more than one building shall be built on any one lot, unless the building committee approves the building of a garage, which is not attached to the main building.

- 10. Trees**
No promiscuous cutting of trees shall be permitted. Cutting is permitted for the purpose of clearing the foundation site for the erection of a dwelling thereon, and the removal of brush and undesirable trees.
- 11. Use of Buildings**
No building shall be used for other than residential purposes, except with the approval of the Sellers.
- 12. Void 1995**
- 13. Garbage, Trash, Tin Cans, etc.**
Garbage must be kept in covered metal containers, or buried. Trash, tin cans, paper, etc., must be kept in wire or metal containers, or buried.
- 14. Signs or Nuisances**
No signs, billboards, signboards, advertising or any nuisance of any nature shall be erected, placed or maintained on any part of a property herein described, nor upon any building erected thereon, except that one name sign may be attached to the building or erected at the entrance of the property, unless otherwise approved by the Sellers.
- 15. Guns, Shooting**
No rifle, shotgun, or small arms shooting shall be permitted except in areas reserved and designed for the same by the Sellers.
- 16. Water, Oil and Minerals**
Since no commercial enterprises will be permitted which will destroy the desirability and beauty for this recreation area, the Seller reserved all water, oil and mineral rights. However, this does not prohibit the development of a spring or water well for private use.
- 17. Roads and Improvements**
All roads and driveways within the property hereby sold are to remain private to be used by Buyers and their invitees. The cost of road maintenance servicing this property and improvements made in the water front acreage retained by the Sellers for use of Buyers shall be prorated among property owners on a per lot basis. These costs, including administrative and other charges, shall not exceed Ten Dollars (\$10.00) per lot per annum, unless increased by a majority vote of all lot owners*

(a) The Seller reserves the right-of-way to entry upon, over, across and through said lot or tract for the purpose of constructing, operating, maintaining and repairing pole lines for electrical and telephone service, and other utilities reserving to the Seller the sole right to convey the rights hereby reserved.

* By majority vote of all lot owners, the annual maintenance fee has been increased to Forty-five dollars (\$45.00) per lot effective the year 2002.