

Deed Restrictions for 8 Tracts of the
Kevin Ted Mabie Revocable Trust Land

1. Tracts are to be used for residential and recreational purposes and no commercial activities or business is permissible on the tracts, with the exception of the following:
 - A. In home occupations
 - B. Light farming, such as hay or crop production. No more than 3 head of livestock per grazable acre. No agritourism shall be permitted.
 - C. Private shooting ranges are permitted
 - D. Short term rentals are permissible but shall be limited to 3 per tract.
2. No single or double wide mobile homes shall be permitted. However, tiny homes, which are mobile, shall be permitted, so long as they're under 500 sq. ft. Campers and/or RV's shall be permissible but no more than 3 per tract. There shall be no more than 3 homes per tract, whether they be stick built or "tiny homes". No unlicensed cars, campers or RV's shall be kept on any tracts.
3. Timber may be harvested from the tract. Owner is responsible for keeping the roads in good repair throughout the harvesting process and return any road damaged to it's original condition or better.
4. Tracts may not be re subdivided.
5. Rights of way and property boundaries as shown on the plat shall serve as rights of way for the installation of utilities, such as electric, phone and internet. There are currently no utilities on the property. The Kevin Ted Mabie Revocable Trust, its heirs and assigns by execution of this deed, contracts and agrees to grant the right for tract owners to pull utilities from across the Cacapon River, so long as the power is buried where possible. No expense for installation of utilities shall be born by the Kevin Ted Mabie Revocable Trust or it's heirs and assigns.

K-T. Mabie 6/25/25