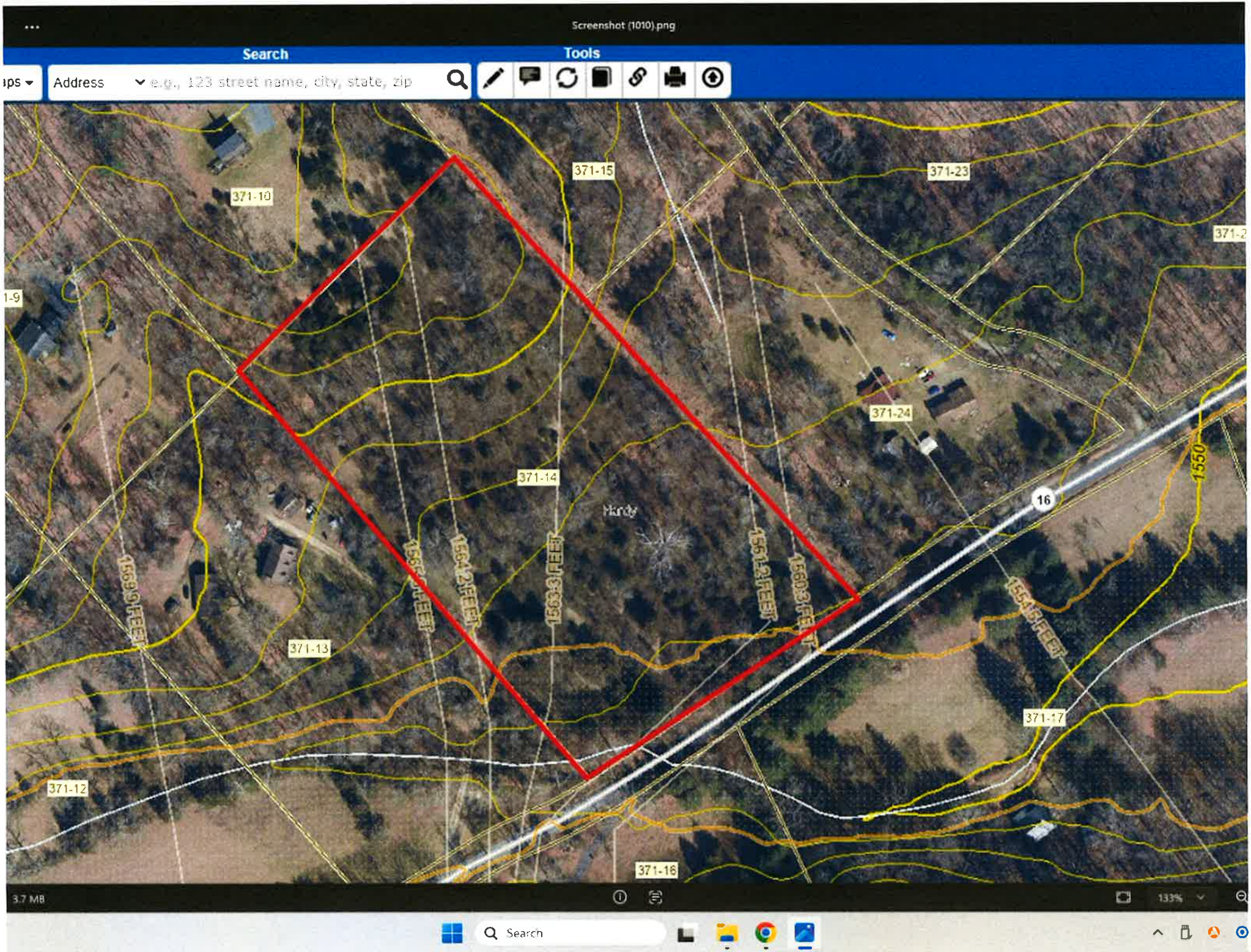
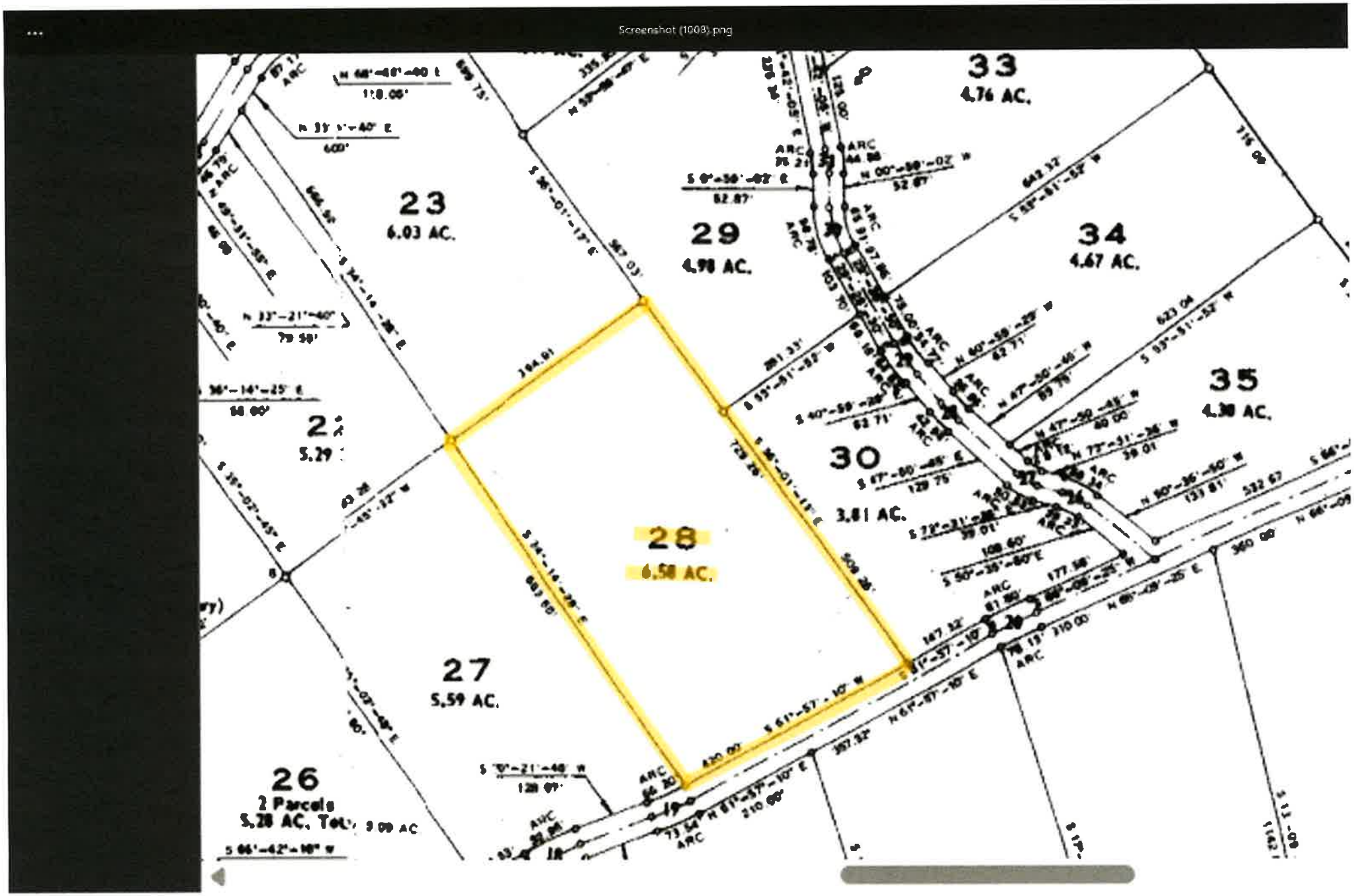

Screenshot (1126).png
02-371-15
02-371-10
529
02-371-9
621
01-371-25
01-371-24
47
POSY HILL RD
POSY HILL RD
THORN BOTTOM RD
THORN BOTTOM RD
THORN BOTTOM RD
6998
7001
02-371-13
02-371-12
02-371-17
7130
02-371-16
7048
4.2 MB
121%
Search


Screenshot (1009).png
371-10
371-15
371-23
371-25
371-24
371-14
371-13
Hardy
16
1550
High Risk
Advisory
Flood Zone
3.5 MB
146%
Search


Screenshot (1010).png
Search
Tools
Address
e.g., 123 street name, city, state, zip
371-10
371-15
371-23
371-24
371-14
371-13
371-12
371-16
371-17
16
1550
1564.2 FEET
1563.3 FEET
1561.2 FEET
1560.3 FEET
1554.1 FEET
Search


Screenshot (1008).png
33
4.76 AC.
23
6.03 AC.
29
4.98 AC.
34
4.67 AC.
35
4.30 AC.
30
3.81 AC.
28
6.58 AC.
27
5.59 AC.
26
2 Parcels
5.28 AC. Tot
394.91
667.03
729.28
509.28
430.00
310.00
377.3 KB
214%
Search

LOST River TRACT Restrictions

DECLARATION OF RESTRICTIONS

This subdivision shall be subject to the following restrictive covenants, which covenants are to run with the land.

(1) The grantors hereby dedicate to the property owners for their use forever, all the streets and right of ways shown on the attached plat or plan.

Restriction No. 2 is waived on this deed.

NO ROAD DUES ON LOTS FRONTING COUNTY ROAD

(3) The grantors reserve unto themselves, their heirs or assigns, the right to erect and maintain telephone and electric light poles, conduits, equipment, sewer, gas and water lines, or to grant easements or rights of way therefor, 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 of said lots.

(4) No building of a temporary nature shall be erected or placed on any of said lots except those customarily erected in connection with building operations; and in such cases, for a period not to exceed four months.

(5) Not more than one residence shall be erected on any one lot, and it shall contain a minimum of 480 square feet on the main floor. This shall not include basement, garage, porch or carports. All exterior construction must be completed and closed in within eight (8) months of the commencement of construction. No part of any lot sold by the grantors may be sold or used as a road or as a right of way to any property outside of said subdivision. This restriction shall not apply until said lots are sold by the grantors.

(6) All of said lots shall be used for residential purposes only, and any garage or barn must conform generally in appearance and material with any dwelling on the said lot.

Wm. J. Oates, Jr.
Attorney At Law
Romney, W. Va.

(7) No signs, billboards, or advertising of any nature shall be erected, placed or maintained on any lots herein designated, nor upon any building erected thereon, except directional and information signs of grantors.

(8). No building shall be erected closer than 25 feet to any street or road, nor closer than 10 feet to the side or rear of the lot line, with the exception that where two or more lots are used together for the construction of one dwelling, then said 10 foot set back shall apply only to outside lines.

(9) All toilets constructed on said lots shall conform to the regulations of the West Virginia State Health Department.

(10) No lot in said subdivision may be re-subdivided less than 3 acres.

(11) The use of trailers within said subdivision are unauthorized, except for the use of temporary camping trailers.

(12) No trucks, buses, old cars or unsightly vehicles of any type or description may be left or abandoned on said lots.

(13) Nothing herein is to be construed to prevent the grantors from placing further restrictions or easements on any lot in said subdivision which shall not have already been conveyed by them.

(14) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real restate situated in said subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant, either to prevent him or them from so doing or to recover damages or other dues for such violation.

(15) Invalidation of any one of these covenants by judgment or Court order, shall in nowise affect any of the other provisions which shall remain in full force and effect.

Wm. J. Oates, Jr.
Attorney At Law
Ramsey, W. Va.