

Covenants and Restrictions for Buck Ridges Subdivision – Franklin WV

1. The Sum of \$100 per year, per tract of real estate to be paid for the maintenance and improvement of the roads for access to the Buck Ridges Subdivision. 70 Per year to be paid for trash service.
2. The Subdivision reserves the right to erect and maintain telephone and electric light poles, conduits, equipment, sewer, gas, and water lines or to grant easements or right of ways therefor, with the right to ingress and egress for the purpose of erection and maintenance on, over, or under all roadways and easements and on, over, or under a strip of land equal in width to the width required by the utility company at any point along the boundary lines of real estate.
3. No animals except household pets and horses or ponies shall be kept on any of the tracts except with written permission from the Subdivision
4. Any toilet or waste disposal system constructed on any tract shall conform to Health Department Standards and Regulations and must be approved by the Subdivision.
5. No tract may be re-subdivided except as may be authorized by a specific provision in the original deeds of conveyance.
6. All tracts shall be used for residential purposes only.
7. The design, location, and construction of any residence or related outbuilding or other related structure, road or driveway shall be subject to the approval of the Subdivision, which such approval shall not be unreasonably withheld.
8. No signs, billboards, or advertising of any nature shall be erected, placed, or maintained on any tract, nor upon any building erected thereon.
9. The use of trailers on any tract, except for temporary camping trailers, shall not be permitted without approval of the Subdivision.
10. No trucks, buses, old cars, or unsightly vehicles of any type or description may be left abandoned on any site. No obnoxious or offensive use, including but not limited to noise pollution, air pollution, and water pollution, shall be made on any tract, nor shall any offensive trade or activity be conducted on any tract, nor shall any activity of any nature whatsoever be conducted on any tract which shall constitute a nuisance. No tract shall be used or maintained as a dumping ground for rubbish, garbage, or any waste of any type. No rubbish, garbage, or waste of any type shall be allowed to accumulate on any tract and all rubbish garbage or another waste shall be kept in sanitary containers and located in as inconspicuous place as possible. It is understood and agreed that the Subdivision has no obligation to provide garbage or trash removal services.