

Island Run Development Covenants

The covenants recorded for this property aim to create a serene and pristine environment, perfect for small farmsteads, cabin getaways, and a peaceful rural lifestyle. It's important to note that this property isn't heavily restricted like others in the area, and hunting, camping, and mobile homes are always allowed.

Single Family Residential and Recreational Use Only: All parcels shall be used for residential and recreational purposes only provided; however, livestock may be kept under conditions set for therein. Under no circumstances shall any commercial activity be permitted, which includes any greenhouses. Commercial growing of marijuana is prohibited. All uses shall comply with West Virginia State Building Codes and if applicable, Roane County Building and Zoning Department regulations and permitted uses.

Dwelling Type (if occupied): No structure of temporary character; tent, tent shack, lean-to, or other out-building shall be used on any Parcel as a residence. Such structures may be used for recreational purposes only but shall not be allowed to remain on any parcel for more than 21 days per calendar year. A travel trailer, recreational vehicle, portable cabin, or camper unit may be used. There shall be only one single-family dwelling per five (5) acres of land.

Livestock and/or Pets: You may keep whatever livestock or pets on the property you wish so long as they are not allowed to create any nuisance to neighboring landowners. No swine shall be raised, bred, or kept in a commercial capacity. A Parcel may be used for ranching, including the use of keeping a reasonable number of horses and cattle thereon, provided the Parcel has been fenced. Under no circumstances shall a stockyard or any other commercial activity (other than ranching) involving animals be permitted. Livestock must not exceed in numbers those

required for personal consumption and must not be allowed to contaminate natural streams or springs. **No more than three (3) dogs are permitted per contract for deed. Dogs must be contained to your property.**

Wastewater Treatment Facilities: If occupied by a residence; a septic system, composting system, or outhouse must be constructed per all federal, state, and local standards.

Waste Materials and/or Derelict Vehicles: Waste materials must always be kept in closed containers. Property must be kept free of any refuse, debris, and/or garbage. Burying or dumping of garbage, junk, trash, oil, petroleum, or other liquid or solid waste or littering of any kind on any parcel is strictly prohibited. No derelict vehicles may be kept on any parcel unless kept in an enclosed garage. Derelict vehicles are defined as any vehicle that either does not run and/or is not licensed.

Environmental Protection: The beauty of the property is in the mixture of trees and open space. Trees having a minimum trunk diameter of six inches and measuring two feet above ground level may only be cut if the following conditions are met: a) are dead or dying or; b) removal is required to clear land for building sites, access roads, fire prevention, enable installation of utilities, view corridors, or recreational open space. In any event, not more than ten percent (10%) of any one parcel may be cut or cleared. Any timber cut from the property shall not be removed from the premises or sold for profit. Commercial wood harvesting is prohibited. Excavation and selling of surface or subsurface rock is prohibited. Any natural streams or springs on this property may not be dammed or re-routed and no foreign substances may be introduced into the waters thereof.

Hunting: Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from any of the access roads within

the property. Hunting may only be done on your lot. Please contact the State Wildlife Dept. for required licenses and seasons.

Road Maintenance: The individual owners are responsible for road maintenance to private access roads. Deeded easements have been recorded for all roads. No commercial vehicles or heavy equipment are permitted to use the road. If it becomes necessary to permit such usage, and if any road damage is incurred because of said usage, the owners of said vehicles and/or equipment will be required to repair the road back to its original condition. If owners of said vehicles and/or equipment are not the property owners, then the property owner will ultimately be financially responsible for any damage done and no other owners will be required to contribute financially. Delivery trucks are permitted to use the access roads.

Additional Subdivision of Parcels: No parcel or lot may be subdivided without the express written consent of the Seller.

Utility/Water Installation: Any utility construction on a Parcel shall be the Owner's responsibility at the Owner's sole expense. Any well drilled on a Parcel will also be the Owner's responsibility and sole expense. Well permits must be obtained from the county if required.

Structure/Fencing Setbacks: No structure (other than fencing and mailboxes) of any kind shall be built or permitted within seventy (70') feet of any access road or fifty (50') feet of any property boundary. Fences must not encroach upon the road easements as defined in the survey.

No deviation of any kind shall be permitted from these covenants without written permission granted from the Seller.