

The following regulations governing the buildings that may be erected on your property, and their use, are instituted for your protection. Many places of beauty have been marred by failure to provide proper protective restrictions.

#### PROTECTIVE COVENANTS AND RESTRICTIONS

The following restrictions shall apply to lots in Section I.

1. These covenants and restrictions shall apply only to Section I of Glen Haven. The owners specifically reserve the right to have different or no restrictions on property other than Section I.
2. No more than one residence shall be permitted on any one lot. Garages or carports or car shelters, if built, must be permanently attached to the residence or cabin.
3. No residence shall be built unless it has a minimum first floor area of 500 square feet excluding porches or patios.
4. No lot or building shall be used for any other than a one family residence and no lot shall be used for any commercial purposes whatsoever except in limited business zones established by the developer. This restriction shall not exclude the practice of medicine by licensed medical doctors.
5. No residence shall be erected on any lot unless the same be provided with indoor toilet facilities of a flush type with a septic tank, with underground drain pipes constructed in accordance with County and State health regulations, and no outside toilets shall be erected on any lot.
6. Buildings may be of a contemporary, period, or modern design, and may be constructed of wood, logs, stone, brick or composition, but must be finished or painted in such a manner as not to detract from, or mar, the natural beauty of the surroundings.
7. No structure shall be erected on any building lot which does not conform to generally accepted building practices. Written approval of building plans is not required, but written approval of plans by Robert L. Mason or Virginia L. Mason shall be final and binding on all lot owners.
8. No structure will be permitted on Water Front Lots except shelters open on all sides so as not to obstruct the view of the river.
9. No structure may be placed nearer than 175 feet to Mason Drive, 5 feet from any side line, or nearer than 5 feet to any rear line of any building lot.
10. No lot shall be subdivided in any manner.
11. Sellers reserve a right-of-way with right of entry upon, over and across and through said lot for the purpose of constructing, operating, maintaining and repairing pole lines for electrical and telephone service, and water lines. Sellers make no guarantee as to the continued existence of water in said water lines.
12. All roads and driveways within the property hereby conveyed are to remain private, to be used by lot owners and their invitees only. Road maintenance costs shall be pro-rated between property owners services, fronting on, or benefitted by such roads, not to exceed \$10.00 per year per lot.

in wire or metal containers or buried.

14. No rifle or revolver shooting shall be permitted within the boundaries of land controlled by Glen Haven.

15. Water Front Lots are to be appurtenant to building lots and Grantee or Grantees by acceptance of this deed covenant for themselves, their heirs or assigns, that they will not convey the title to any Water Front Lot separate and apart from the building lot. However, the developers reserve the right to sell Water Front Lots separately to any person or persons.

16. Inasmuch as the Potomac Light and Power Company purchased from the Harpers Ferry Paper Company the water power entire of the Potomac River, including the dam across the Potomac River above Harpers Ferry, known as the Government Dam, which dam may be raised or a new dam built at some other location, sometime in the future, this conveyance is made subject to the right of the Potomac Light and Power Company, its successors and assigns, to raise the present height of said dam, or to build a dam at any other location, and, for that purpose, to flood that part of the real estate hereby conveyed, known as the bottom land (including the slope to the upper level), but otherwise all riparian rights owned by it are conveyed to the said Grantee. Reference is hereby made to the deed of Potomac Light & Power Company dated March 30, 1956, as recorded in said Clerk's Office in Deed Book No. 211, page 234, for the particular language of the reservation.

17. No temporary dwellings or residences or mobile homes or house trailers shall be permitted on any lot at any time.

18. All of these covenants shall run with the land, and shall be binding upon and inure to the benefit of Seller and Purchaser and their respective heirs, successors and assigns.

TO ALL PROPERTY OWNERS IN GLEN HAVEN

The following regulations governing the buildings that may be erected on your property, and their use, are instituted for your protection. Many places of beauty have been marred by failure to provide proper protective restrictions.

PROTECTIVE COVENANTS AND RESTRICTIONS

The following restrictions shall apply to lots in Section ~~IA~~ A

1. These covenants and restrictions shall apply only to Section ~~IA~~ of Glen Haven. The owners specifically reserve the right to have different or no restrictions on property other than Section I.
2. No more than one residence shall be permitted on any one lot. Garages or carports or car shelters, if built, must be permanently attached to the residence or cabin.
3. No residence shall be built unless it has a minimum first floor area of 500 square feet excluding porches or patios.
4. No lot or building shall be used for any other than a one family residence and no lot shall be used for any commercial purposes whatsoever except in limited business zones established by the developer. This restriction shall not exclude the practice of medicine by licensed medical doctors.
5. No residence shall be erected on any lot unless the same be provided with indoor toilet facilities of a flush type with a septic tank, with underground drain pipes constructed in accordance with County and State health regulations, and no outside toilets shall be erected on any lot.
6. Buildings may be of a contemporary, period, or modern design, and may be constructed of wood, logs, stone, brick or composition, but must be finished or painted in such a manner as not to detract from, or mar, the natural beauty of the surroundings.
7. No structure shall be erected on any building lot which does not conform to generally accepted building practices. Written approval of building plans is not required, but written approval of plans by Robert L. Mason or Virginia L. Mason shall be final and binding on all lot owners.
8. No structure will be permitted on Water Front Lots except shelters open on all sides so as not to obstruct the view of the river.
9. No structure may be placed nearer than 175 feet to Mason Drive, 5 feet from any side line, or nearer than 5 feet to any rear line of any building lot.
10. No lot shall be subdivided in any manner.
11. Sellers reserve a right-of-way with right of entry upon, over and across and through said lot for the purpose of construction.
12. All roads and driveways within the property hereby conveyed are to remain private, to be used by lot owners and their invitees only. Road maintenance costs shall be pro-rated between property owners services, fronting on, or benefitted by such roads, not to exceed \$10.00 per year per lot.

13. Garbage must be kept in covered metal containers, or buried, and trash, tin cans, bottles, papers, etc. shall be kept in wire or metal containers or buried.

14. No rifle or revolver shooting shall be permitted within the boundaries of land controlled by Glen Haven.

15. Water Front Lots are to be appurtenant to building lots and Grantee or Grantees by acceptance of this deed covenant for themselves, their heirs or assigns, that they will not convey the title to any Water Front Lot separate and apart from the building lot. However, the developers reserve the right to sell Water Front Lots separately to any person or persons.

16. Inasmuch as the Potomac Light and Power Company purchased from the Harpers Ferry Paper Company the water power and of the Potomac River, including the dam across the Potomac River above Harpers Ferry, known as the Government Dam, which dam may be raised or a new dam built at some other location, sometime in the future, this conveyance is made subject to the right of the Potomac Light and Power Company, its successors and assigns, to raise the present height of said dam, or to build a dam at any other location, and, for that purpose, to flood that part of the real estate hereby conveyed, known as the bottom land (including the slope to the upper level), but otherwise all riparian rights owned by it are conveyed to the said Grantee. Reference is hereby made to the deed of Potomac Light & Power Company dated March 3, 1956, as recorded in said Clerk's Office in Deed Book No. 211, page 234, for the particular language of the reservation.

17. No temporary dwellings or residences or mobile homes or house trailers shall be permitted on any lot at any time.

18. All of these covenants shall run with the land, and shall be binding upon and inure to the benefit of Seller and Purchaser and their respective heirs, successors and assigns.

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#### PROTECTIVE COVENANTS AND RESTRICTIONS

The following restrictions shall apply to lots in Section 2.

1. These covenants and restrictions shall apply only to Section 2 of Glen Haven. The owners specifically reserve the right to have different or no restrictions on property other than Section 2.
2. No more than one residence shall be permitted on any one lot. Garages or carports or car shelters, if built, must be permanently attached to the residence or cabin.
3. No residence shall be built unless it has a minimum first floor area of 500 square feet excluding porches or patios.
4. No lot or building shall be used for any other than a one family residence and no lot shall be used for any commercial purposes whatsoever except in limited business zones established by the developer. This restriction shall not exclude the practice of medicine by licensed medical doctors.
5. No residence shall be erected on any lot unless the same be provided with indoor toilet facilities of a flush type with a septic tank, with underground drain pipes constructed in accordance with County and State health regulations, and no outside toilets shall be erected on any lot.
6. Buildings may be of a contemporary, period, or modern design, and may be constructed of wood, logs, stone, brick or composition, but must be finished or painted in such a manner as not to detract from, or mar, the natural beauty of the surroundings.
7. No structure shall be erected on any building lot which does not conform to generally accepted building practices. Written approval of building plans is not required, but written approval of plans by Robert L. Mason or Virginia L. Mason shall be final and binding on all lot owners.
8. No structure will be permitted on Water Front Lots except shelters open on all sides so as not to obstruct the view of the river.
9. No structure to be placed nearer than 75 feet to Natalie Lane, 5 feet from any side line, or near than 5 ft. to rear line of building lot.
10. No lot shall be subdivided in any manner except to an adjoining lot owner.
11. Sellers reserve a right-of-way with right of entry upon, over and across and through said lot for the purpose of constructing, operating, maintaining and repairing pole lines for electrical and telephone service, and water lines. Sellers make no guarantee as to the continued existence of water in said water lines.
12. All roads and driveways within the property hereby conveyed are to remain private, to be used by lot owners and their invitees only. Road maintenance costs shall be pro-rated between property owners services, fronting on, or benefitted by such roads, not to exceed \$10.00 per year per lot.
13. Garbage must be kept in covered metal containers, or buried, and trash, tin cans, bottles, papers, etc. shall be kept in wire or metal containers or buried.

14. No rifle or revolver shooting shall be permitted within the boundaries of land controlled by Glen Haven.

15. Water Front Lots are to be appurtenant to building lots and Grantee or Grantees by acceptance of this deed covenant for themselves, their heirs or assigns, that they will not convey the title to any Water Front Lot separate and apart from the building lot. However, the developers reserve the right to sell Water Front Lots separately to any person or persons.

16. Inasmuch as the Potomac Light and Power Company purchased from the Harpers Ferry Paper Company the water power entire of the Potomac River, including the dam across the Potomac River above Harpers Ferry, known as the Government Dam, which dam may be raised or a new dam built at some other location, sometime in the future, this conveyance is made subject to the right of the Potomac Light and Power Company, its successors and assigns, to raise the present height of said dam, or to build a dam at any other location, and, for that purpose, to flood that part of the real estate hereby conveyed, known as the bottom land (including the slope to the upper level), but otherwise all riparian rights owned by it are conveyed to the said Grantee. Reference is hereby made to the deed of Potomac Light & Power Company dated March 30, 1956, as recorded in said Clerk's Office in Deed Book No. 211, page 234, for the particular language of the reservation.

17. No temporary dwellings or residences or mobile homes or house trailers shall be permitted on any lot at any time.

18. All of these covenants shall run with the land, and shall be binding upon and inure to the benefit of Seller and Purchaser and their respective heirs, successors and assigns.

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#### PROTECTIVE COVENANTS AND RESTRICTIONS

The following restrictions shall apply to lots in Section III.

1. These covenants and restrictions shall apply only to Section 3 of Glen Haven. The owners specifically reserve the right to have different or no restrictions on property other than Section 3.
2. No more than one residence shall be permitted on any one lot. Garages or carports or car shelters, if built, must be permanently attached to the residence or cabin.
3. No residence shall be built unless it has a minimum first floor area of 500 square feet excluding porches or patios.
4. No lot or building shall be used for any other than a one family residence and no lot shall be used for any commercial purposes whatsoever except in limited business zones established by the developer. This restriction shall not exclude the practice of medicine by licensed medical doctors.
5. No residence shall be erected on any lot unless the same be provided with indoor toilet facilities of a flush type with a septic tank, with underground drain pipes constructed in accordance with County and State health regulations, and no outside toilets shall be erected on any lot.
6. Buildings may be of a contemporary, period, or modern design, and may be constructed of wood, logs, stone, brick or composition, but must be finished or painted in such a manner as not to detract from, or mar, the natural beauty of the surroundings.
7. No structure shall be erected on any building lot which does not conform to generally accepted building practices. Written approval of building plans is not required, but written approval of plans by Robert L. Mason or Virginia L. Mason shall be final and binding on all lot owners.
8. No structure will be permitted on Water Front Lots except shelters open on all sides so as not to obstruct the view of the river.
9. No structure to be placed nearer than 25 feet to Mason Drive, 5 feet from any side line, or near than 10 ft. to rear line of building lot.
10. No lot shall be subdivided in any manner except to an adjoining lot owner.
11. Sellers reserve a right-of-way with right of entry upon, over and across and through said lot for the purpose of constructing, operating, maintaining and repairing pole lines for electrical and telephone service, and water lines. Sellers make no guarantee as to the continued existence of water in said water lines.
12. All roads and driveways within the property hereby conveyed are to remain private, to be used by lot owners and their invitees only. Road maintenance costs shall be pro-rated between property owners services, fronting on, or benefitted by such roads, not to exceed \$10.00 per year per lot.
13. Garbage must be kept in covered metal containers, or buried, and trash in cans, bottles, papers, etc. shall be kept in wire or metal containers or buried.

14. No rifle or revolver shooting shall be permitted within the boundaries of land controlled by Glen Haven.

15. Water Front Lots are to be appurtenant to building lots and Grantee or Grantees by acceptance of this deed covenant for themselves, their heirs or assigns, that they will not convey the title to any Water Front Lot separate and apart from the building lot. However, the developers reserve the right to sell Water Front Lots separately to any person or persons.

16. Inasmuch as the Potomac Light and Power Company purchased from the Harpers Ferry Paper Company the water power entire of the Potomac River, including the dam across the Potomac River above Harpers Ferry, known as the Government Dam, which dam may be raised or a new dam built at some other location, sometime in the future, this conveyance is made subject to the right of the Potomac Light and Power Company, its successors and assigns, to raise the present height of said dam, or to build a dam at any other location, and, for that purpose, to flood that part of the real estate hereby conveyed, known as the bottom land (including the slope to the upper level), but otherwise all riparian rights owned by it are conveyed to the said Grantee. Reference is hereby made to the deed of Potomac Light & Power Company dated March 30, 1956, as recorded in said Clerk's Office in Deed Book No. 211, page 234, for the particular language of the reservation.

17. No temporary dwellings or residences or mobile homes or house trailers shall be permitted on any lot at any time.

18. All of these covenants shall run with the land, and shall be binding upon and inure to the benefit of Seller and Purchaser and their respective heirs, successors and assigns.



a. Grantors reserve a right of way with right of entry upon, over and across and through said lots for the purpose of constructing, operating, maintaining and repairing pole lines for electrical and telephone service, and water lines. Said easement has been conveyed to Potomac Light and Power Company by deed dated June 13, 1966 and recorded in Deed Book 281 at page 531, being part of the Land Records of Jefferson County, in the Jefferson County Court House, Charles Town, West Virginia.

b. All roads and driveways within the property hereby conveyed are to remain private, to be used by lot owners and their invitees only. Road maintenance costs shall be prorated between property owners serviced, fronting on, or benefited by such roads not to exceed \$10.00 per year per lot.

c. No temporary dwellings or residences or mobile homes or house trailers shall be permitted on any lot at any time.

d. All of these covenants shall run with the land, and shall be binding upon and inure to the benefit of Grantors and Grantee and their respective heirs, successors and assigns.