

DECLARATION OF PROTECTIVE COVENANTS

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DECLARATION OF PROTECTIVE COVENANTS

DEVELOPMENT: Flemingwood Development, Tracts one (1) thru nine (9) inclusive
LOCATION: Dublin Township, Huntingdon County, Pennsylvania
DEVELOPERS: Laurel Land Company, Box 243, Fort Littleton, Pennsylvania 17223

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

- (1) 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 ways therefor with the right of ingress and egress for the purpose of erection or maintenance on, over or under a strip of land twenty-five (25') feet wide at any point along the side, rear or front lines of any of said lots.
- (2) 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 (4) months.
- (3) 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 carport. All exterior construction must be completed and closed in within ten (10) months of the commencement of construction. No parts 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 said subdivision. This covenant shall not apply until said lots are sold by grantors.
- (4) Any garage or barn must conform generally in appearance and materials with any dwelling on said lot.
- (5) 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 the grantors.
- (6) No building shall be erected closer than twenty-five (25') feet to any property line nor closer than forty (40') feet to any right of way, with the exception that when two or more lots are used together for construction of one dwelling, then said twenty-five (25') foot setback shall apply only to outside lines.
- (7) All toilets constructed on said lots must be constructed with appropriate County and State Health Department approval and be placed in a secluded area whenever possible.
- (8) These tracts may not be subdivided.
- (9) The use of mobile homes within said subdivision is unauthorized except for the use of temporary camping and travel trailers, not to exceed four (4) months at any one time.
- (10) Fifteen (15") inch culverts must be used in all driveways leading from the Township roads where culverts are needed and when culverts are needed.
- (11) No trucks, buses, old cars or unsightly vehicles of any type or description may be left or abandoned on said lots.
- (12) Nothing herein is construed to prevent the grantors from placing further covenants or easements on any lot in said subdivision which shall not have already been conveyed by them.
- (13) 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 estate situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, either to prevent him or them from so doing or to recover damages or other dues for such violation.
- (14) Invalidity 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.

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NOTICE: LAUREL LAND COMPANY ONLY AGREES TO SELL THE HEREINAFTER DESCRIBED REAL ESTATE SUBJECT TO THE EXPRESS CONDITION THAT IT SHALL BE THE RESPONSIBILITY AND OBLIGATION OF THE PURCHASER TO COMPLY WITH ALL LAWS PRESENTLY OR HEREINAFTER ENACTED REGULATING THE USE OF SAID REAL ESTATE. PURCHASER ADMITS THAT LAUREL LAND COMPANY, ITS AGENTS, SERVANTS AND EMPLOYEES, HAVE NOT MADE ANY REPRESENTATIONS OR OFFERED ANY OPINION CONCERNING ANY PRESENT OR SUBSEQUENT ENACTED LAW, BUREAUS, COMMISSIONS AND/OR AUTHORITIES THAT RESTRICT OR BURDEN THE USE OF LAND IN PENNSYLVANIA. PURCHASER ADMITS KNOWLEDGE OF THE FACT THAT GOVERNING BODIES HAVE POWER TO ENACT LAWS CONTROLLING THE USE OF LAND AND THAT SUCH LAWS HAVE A RETROACTIVE EFFECT. PURCHASER ADMITS BEING CAUTIONED TO CONSULT WITH HIS, HER OR THEIR ATTORNEY BEFORE PURCHASING.

_____ (date) _____ (buyer)

_____ (witness) _____ (buyer)

APPROVED Oct. 29, 1976
DUBLIN TWP. BOARD OF SUPERVISORS

Allen E. Klein
Thomas W. Coats
Melvin M. Jaymes

