

BOOK 104 PAGE 103

PROTECTIVE COVENANTS

LAKESIDE ACRES
PENN TOWNSHIP
HUNTINGDON COUNTY

1. The Grantor shall assess each Grantee a sum not to exceed Fifty and no/100 (\$50.00) dollars, per year, per parcel, for the use, upkeep, and maintenance of the right-of-way within all sections of said Lakeside Acres. In the event of a resale of one or more said parcels, then the obligation to pay the fifty. (\$50.00) dollars assessment shall become the obligation of the new owner(s).
2. The Grantees of all lots in the Lakeside Acres hereby agree by accepting the deed to the said lots on behalf of themselves, their successors and assigns, to consent to the taking over by the Township of Penn of any roadways.
3. No building shall be located on any tract nearer than 45 feet to the property line.
4. The Grantor reserves unto itself, its successors and assigns, the right to erect telephone and electric light poles, conduits, equipment, power, gas and water lines, or to grant easements or rights of way therefore, over or under a strip of land 15 feet wide at any point along any road or right of way or side or rear line of the land conveyed.
5. If, in the future, state government, local government, any utility cooperative, or municipality expects or requires the installment of public utilities system within the area of which this is a part, the Grantee, or Grantees by the acceptance of this deed do hereby agree to pay their proportionate share of the cost and expense of the erection, maintenance and operation thereof, as the same costs are to be determined by the appropriate authorities.
6. No building of a temporary nature shall be erected or placed on said tract except those customarily erected in connection with building operations; in such case, for a period of time not to exceed six months.
7. No trucks, buses, old cars, or unsightly vehicle of any type or description may be left abandoned.
8. No stream, water course, or spring on or near any tract may be contaminated, diverted or permanently blocked.
9. The Grantees hereby covenant to consult the Huntingdon County Health Officer before installing any on-site sewerage facilities.
10. No animals, livestock, or poultry of any kind shall be raised, bred, boarded, or kept on any parcel. Dogs, cats, or other household pets may be kept, provided they are not kept, bred, boarded or maintained for any commercial purposes.
11. No parcel shall be used or maintained as dumping grounds for rubbish. Trash, garbage or other waste shall not be kept, except in sanitary containers. All incinerators or other equipment whether for storage or disposal of such material shall be kept in clean and sanitary condition.
12. The use of trailers or mobile houses is permitted, provided, however, one trailer or mobile home only be placed on each tract of the subdivision. Said trailer must be permanently placed on a solid and continuous foundation. No mobile home is to be built along the existing Township road.
13. A camping trailer designated specifically for camping or shelter intended to mobile in nature at all times is permitted, provided, however, no more than one (1) unit per tract be placed on lands of the subdivision.
14. All buildings erected within the said Lakeside Acres shall have a minimum of at least 560 square feet living floor space, exclusive of porches, carports or garages, on the first floor or main level. All structures shall have a complete and enclosed foundation at grade level and the floor joist.
15. The Grantee, his heirs or assigns, by acceptance of this deed, agrees with the Grantor, its successors or assigns, that said restrictions and conditions shall be covenants running with the land, and that in any deed of conveyance of said premises, or any part thereof, to any person or persons, said restrictions and conditions shall be incorporated by reference to this deed and the record hereof or as fully as the same are contained herein.