

DECLARATION OF PROTECTIVE COVENANTS

Developer: James J. & Peggy S. Marter
 Development: Lakeway Manor, Union Township, Huntingdon Co., Pa.
 Address: RD #1, Box 406E Mount Union, Pa. 17066

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

- (1) The grantor hereby grants and conveys to the property owners for their use a right of way over all roads shown on the attached plat or plan.
- (2) The grantor reserves unto himself, his 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 right of ways thereon, with the right of ingress and egress for the purpose of erection or maintenance on, over, or under a strip of land thirty (30) feet wide at any point along the side, rear or front lines of any of said lots.
- (3) 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 of a time not to exceed four (4) months. This shall not prohibit the erection of a toilet complying with provisions of Paragraph 9.
- (4) Minimum size of any residence constructed shall contain at least 480 square feet on the main floor. This shall not include basement, garage, porch or carport. Only one (1) each residence is allowed per lot. All exterior construction must be completed and closed in within eight (8) months of the commencement of construction. No part of any lot sold by the grantor may be sold or used as a road or as a right of way to any property outside of said subdivision. This condition applies after grantor sells said lot.
- (5) All of said lots shall be used for residential and/or recreational purposes only, and any garage or building must conform generally in appearance and material with any dwelling on the said lot.
- (6) 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 informational signs of grantor.
- (7) No building shall be erected closer than 75 feet from the center of any street or road, nor closer than 20 feet to the side or rear of the lot line, with the exception that when two or more lots are used together for the construction of one dwelling, then said 20 foot setback shall apply only to outside lines.
- (8) No lot in said subdivision may be subdivided into more than two (2) lots. The minimum size of each lot subdivided, including the lot retained by the owner, shall not be less than two (2) acres.