

RESTRICTIONS, COVENANTS AND CONDITIONS, BINDING CERTAIN LANDS OF THE PARTIES
HERETO, KNOWN AS "ONEIDA HEIGHTS PARK".

1. Building or construction upon any lots in this plan (excepting Oneida Heights Apartments) shall be limited to single occupancy private dwellings with garage attached, or, if not attached, then within a distance of ten (10) feet from such dwelling house.
2. Not more than one dwelling house shall be erected upon any lot.
3. In the interests of all present and future owners of properties in Oneida Heights Park, the parties hereto reserve the right to pass upon all exterior plans and exterior specifications of any proposed construction and the location of the same upon the ground; before any construction or excavation for the same is commenced, exterior plans and exterior specifications and designation of location upon the ground shall be submitted to the parties hereto, and their approval in writing obtained as a prerequisite to beginning the work.
4. No fences shall be erected on any lot or lot lines, excepting hedges, which shall not exceed three (3) feet in height.
5. No live tree of more than four (4) inches in diameter, measured one foot above the ground shall be cut or removed without written consent of the parties hereto.
6. No domestic or wild animals or fowls shall be kept, maintained or harbored on the premises, excepting that one dog or one cat may be kept by each owner (not more than one to each property.)
7. If at any time James C. Morgan and Fred R. Hutchison, or either of them, cease to be the owner of any property in "Oneida Heights Park" or if both of the said parties are deceased, the subject matters covered by Restrictions #3 and #5, shall be submitted to and passed upon by all the owners of lots or properties in "Oneida Heights Park" at the time or times such matters are to be approved.
8. All lots sold from this plan shall be sold subject to these restrictions; but said restrictions may be altered or amended at any time if written agreement thereto be made by all of the then owners of lots and the owner or owners of Oneida Heights Apartments or their successors in title.

Fred R. Hutchison (SEAL)

James C. Morgan (SEAL)

State of Pennsylvania
County of Huntingdon: SS.

Before me the subscriber, a Recorder of Deeds in and for said county and state on the 21st day of August, 1945 personally appeared James C. Morgan and Fred R. Hutchison, who in due form of law acknowledged this plan of lots and the restrictions and conditions set forth hereon, to be their act and deed (they trading as ONEIDA HEIGHTS REALTY COMPANY) desiring the same to be recorded as such.

Witness my hand and official seal the day and year aforesaid.

William R. Rosensteel (SEAL) Rec.

2-6-357
Oneida Heights