

PROTECTIVE COVENANTS
of the PINE RIDGE ACRES SUBDIVISION,
Springfield Township, Huntingdon County, Pennsylvania

There is no currently existing community sewage system available to the property and a permit for an individual sewage system may have to be obtained pursuant to Section 7 of the Pennsylvania Sewage Facilities Act of June 24, 1966 (1965, PL 1535, No. 537), as amended by Act No. 280 of 1976.

Ten acres or greater is currently exempt from the above requirement.

The use of mobile homes on the following tracts is prohibited:

- 13, 14, 15, 20, 21, 22, 23, and 25

The use of mobile homes on all other tracts is permitted but must be a minimum size of 12' x 60' or the equivalent and installed in an orderly manner, with the undercarriage enclosed after six (6) months. Camping trailers are approved on a temporary basis.

The Grantor reserves unto itself, its successors and 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 way therefor, with the right of ingress and egress for the purpose of erection or maintenance on, over, or under a strip of land fifteen (15) feet wide at any point along the side, rear or front lines of any said lots.

Planning Commission regulations require that no building shall be erected closer than forty (40) feet from all roads and rights-of-way nor closer than twenty-five (25) 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 the said twenty-five (25) foot set-back shall apply only to the outside lines.

No trucks, buses, old cars or unsightly vehicles of any type or description may be left or abandoned on said lots.

The Grantor may assess the following lot owners a sum not to exceed Forty (\$40.00) Dollars per year, per lot, for the use, upkeep and maintenance of the roads within all sections of said Subdivision. The rights and responsibilities as created by this paragraph may be delegated by the Grantor to a committee of lot owners within said Subdivision, elected by the property owners, and any assessment made pursuant to this paragraph shall constitute a lien on the applicable lots until paid. Payment of said assessment and levy shall be due and payable on or before the 31st day of January of the year following the purchase of said lot, and on or before the 31st day of January of each year thereafter. Where more than one lot is owned by the same party or parties, in the event of a resale of one or more said lots, then the obligation to pay the said Forty (\$40.00) Dollar assessment shall become the obligation of the new owners. The Forty (\$40.00) Dollar assessment applies to these lots: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 21, 22 and 23.

The present Township Supervisors are: Joseph Detwiler, Charles M. McCoy, and Lee Madden, The Township Secretary is: Susan Schmidt, Star Route, Box 77A, Orbisonia, PA 17243, telephone (814) 448-2613.

C. & R., A PARTNERSHIP

BY

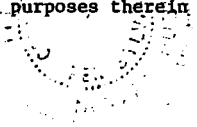
Christopher E. Ritchey

Christopher E. Ritchey
Robert E. Ritchey

Robert E. Ritchey

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF Fulton : SS.

ON THIS, the 1st day of September, 1984, before me, the undersigned officer, personally appeared Christopher E. Ritchey and Robert E. Ritchey, who acknowledged themselves to be the partners of C. & R., A Partnership, and who are known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within document and acknowledged that they executed the same for the purposes therein contained. WITNESS my hand and seal the day and year aforesaid.



Betty W. Palmer

Betty W. Palmer, Notary Public
My Commission Expires April 7, 1986
Member, Pennsylvania Association of Notaries

RECORDED Sept 11, 1984 JOHN E. MILLS, RECORDER