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BOOK 111 PAGE 671

DECLARATION OF RESTRICTIONS

WHEREAS, ROBERT A. FREDERICK, LEO J. HOOVER, RAYMOND P. LAWYUK, WILLIAM F. WHITTAKER, and ALAN R. MAUK, t/d/b/a DIVERSIFIED INVESTORS REALTY COMPANY, a Co-Partnership, of Altoona, Blair County, Pennsylvania, have executed, acknowledged, and placed of record in the Office of the Recorder of Deeds of Huntingdon County in Plot Book Volume , Page , a plot of land owned by them in Juniata Township, Huntingdon County, Pennsylvania, known as Riverview Heights as surveyed by Gary E. Kelley, in 1978, wherein they have dedicated to public uses the streets and highways shown thereon, and

WHEREAS, they are desirous of subjecting all of said tract of land to certain covenants, agreements, easements, and provisions as hereinafter set forth for the benefit of the present owners, their grantees, successors, and assigns.

NOW, THEREFORE, in consideration of the premises, the said ROBERT A. FREDERICK, LEO J. HOOVER, RAYMOND P. LAWYUK, WILLIAM F. WHITTAKER, and ALAN R. MAUK, t/d/b/a DIVERSIFIED INVESTORS REALTY COMPANY, the said owners, for themselves, their legal representatives, heirs, successors, and assigns, and for future grantees, their legal representatives, heirs, successors, and assigns, hereby declare and agree that all of the lots in the aforesaid plot, being Part One, shall be restricted in their use, as follows:

ARTICLE ONE

Only single family dwellings shall be built thereon.

ARTICLE TWO

The dwellings aforesaid shall be of a construction cost of not less than Twenty-five Thousand (\$25,000.00) Dollars in 1978, and with 1978 as a base year, this construction cost shall be increased, or decreased, in accordance with the change in the average of the cost of living index for the year 1978, and the average of the cost of living index for the year immediately preceding any later year when construction has commenced. These restrictions shall run with the land for a period of thirty (30) years from the date of this conveyance.

ARTICLE THREE

No outside toilets shall be erected or maintained within the plot.

ARTICLE FOUR

No trailer or mobile home may at any time be used as a residence or place of habitation, either temporarily or permanently within the plot.

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ARTICLE FIVE

All garbage, refuse, trash, ashes, etc., if deposited outdoors, must be placed and kept in suitable containers, and shall be removed at least once a week.

ARTICLE SIX

No unlicensed automobiles shall be maintained or stored within the plot.

ARTICLE SEVEN

No residence, combined residence and garage, separate garage, nor any structure for commercial use or combined residential and commercial use, shall be erected within the plot until the design thereof shall have first been approved in writing by the undersigned, ROBERT A. FREDERICK, LEO J. HOOVER, RAYMOND P. LAWYUK, WILLIAM F. WHITTAKER, and ALAN R. MAUK, the survivor of them, or their nominee or nominees. Said submission for approval shall be in the form of complete building plans including elevations. Nor shall alterations be made to any existing structure without such approval.

After a period of ten (10) years, or surrender by the undersigned of the power of approval above mentioned, said power shall be exercised by a committee elected annually by the lot owners of the subdivision.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5 day of April, A.D., 1978.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF

Clara A. Howard

Robert A. Frederick (SEAL)
 ROBERT A. FREDERICK

Leo J. Hoover (SEAL)
 LEO J. HOOVER

Raymond P. Lawruk (SEAL)
 RAYMOND P. LAWYUK

William F. Whittaker (SEAL)
 WILLIAM F. WHITTAKER

Alan R. Mauk (SEAL)
 ALAN R. MAUK

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4/12/78
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