

DECLARATION OF PROTECTIVE COVENANTS

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of

LAUREL LAND COMPANY

a partnership, having a principal place of business at Star Route South, Fort Littleton, Pennsylvania.

This subdivision, known as SPRINGFIELD DEVELOPMENT, situated in Springfield Township, Huntingdon County, Pennsylvania, 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 forever, all the roads and right of ways shown on the attached plat or plan.
- (2) The Grantor may assess each lot owner a sum not to exceed Twenty-Five (\$25.00) Dollars per year, per lot, for the use, upkeep and maintenance of the roads within all sections of said subdivision, and such other common facilities as the said Grantor may provide therein. 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 each and every lot within said subdivision until paid, and payment of said assessment and levy shall be payable on or before the 31st day of January next following the purchase of said lot, and on or before the 31st day of each year thereafter. Where more than one lot is owned by a party or parties, in the event of a resale of one or more said lots, then the obligation to pay the said \$25.00 assessment shall become the obligation of the new owners. It is understood that the Springfield Development Property Owners Association will be maintaining the Wertheim Road jointly with the Cromwell Acres Property Owners Association until such time as the township assumes ownership. The Springfield Development Property Owners Association will contribute 60% and the Cromwell Acres Property Owners Association will contribute 40% toward the maintenance.
- (3) The Grantor reserves unto himself, his heirs and/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 therefore, with the right of ingress or 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 of said lots.
- (4) 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 time not to exceed four (4) months. This shall not prohibit the erection of a toilet complying with the provisions of Paragraph 9 below.
- (5) 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. 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 covenant shall not apply until said lots are sold by the Grantor.
- (6) All of said lots shall be used for residential purposes only, and any garage or barn must conform generally in appearance and material with any dwelling on the said lot.
- (7) No signs, billboards, or advertising of any nature shall be erected, placed or maintained on any lots herein designated, nor upon any buildings erected thereon, except directional and information signs of the Grantor.
- (8) No building shall be erected closer than thirty-five (35) feet from the center of any street or road, nor closer than twenty (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 twenty (20) foot set back shall apply only to outside lines.

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- (9) All toilets constructed on said lots shall conform to the regulations of the appropriate County and State Health Department and be placed in a secluded area whenever possible.
- (10) No lots in said subdivision may be resubdivided.
- (11) No trucks, busses, old cars, or unsightly vehicles of any type or description may be left or abandoned on said lots.
- (12) 12" diameter culverts must be used in all driveways leading from main subdivision roads.
- (13) The use of mobile homes within said subdivision are unauthorized, except for the use of temporary camping and travel trailers, not to exceed forty-five (45) consecutive days at any one time.
- (14) The Grantee shall assume all responsibility for the obtaining of electrical service to the lot herein conveyed.
- (15) No structure of temporary character, including but not limited to, camping trailers, travel trailers, basements, tents, shacks, garages, barn or other outbuildings shall be used on any lot at any time as a residence for more than two consecutive months.
- (16) Nothing herein is to be construed to prevent the Grantor from placing further covenants or easements on any lot in said subdivision which shall not have already been conveyed by them. The Grantees of any lot or lots in the aforesaid subdivision, or any of them, or their heirs or assigns are hereby made parties to the declaration of protective restrictions, and if such parties, or any of them, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real estate situated in said subdivision to institute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, either to prevent him or them from so doing or to recover damages or other dues for such violation.
- (17) Invalidation of any one of these covenants by judgement or Court order shall in no way affect any of the other provisions of this declaration.
- (18) These covenants and each and every one of them are to run with the land and shall be binding upon all parties and upon all persons claiming under them.

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We the herein designated partners of LAUREL LAND COMPANY do certify that this is a true and correct copy of the Protective Covenants of the Springfield Development, Springfield Township, Huntingdon County, Pennsylvania, and do desire it to be recorded as such.

Robert C. Snyder
WITNESS AS TO ALL

Franklin R. Wolfe
FRANKLIN R. WOLFE

William O. Sellers
WILLIAM O. SELLERS

Terry L. Keefer
TERRY L. KEEFER

Betty W. Palmer
BETTY W. PALMER

Susan E. Palmer
SUSAN E. PALMER

State of Pennsylvania

:SS

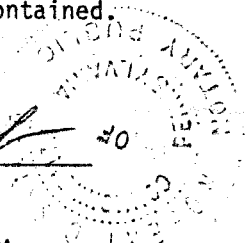
County of Fulton

Be it remembered, that on December 27, 1978, before me the subscriber, personally appeared FRANKLIN R. WOLFE, WILLIAM O. SELLERS, TERRY L. KEEFER, BETTY W. PALMER AND SUSAN E. PALMER, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and seal the day and year aforesaid.

Robert C. Snyder

ROBERT C. SNYDER
NOTARY PUBLIC
McCONNELLSBURG, PA.
COMMISSION EXPIRES DECEMBER 13, 1979



RECORDED *Jan 10, 1979* JOHN P. MILLS, RECORDER