

Huntingdon County Deed Book 17, Page 47, to Charles F. Zinn and Ruth L. Zinn, his wife, the Grantors herein.

UNDER AND SUBJECT, NEVERTHELESS, to the following restrictions, which are deemed to be covenants running with the land:

1. Only one single family residence shall be erected or placed upon any one lot or parcel, and such building shall never be used or occupied for any purpose except that of a private residence exclusively by not more than one family at any one and the same time (a single family shall be construed as a family unit which may include near relatives residing with the principal family); nor shall such building be arranged or ever used as flats or apartments; nor shall any lot or part thereof ever used or occupied for trade or business of any kind whatsoever; nor shall this parcel be resubdivided into building lots or for any other purpose whatsoever.

2. Said private residence building shall be of substantial and permanent construction; and shall cost not less than \$90,000.00 according to 1990 building costs, excluding costs of on-site sewerage, water and private lane and landscaping. The minimum size of the residence structure shall be 800 square feet on the main floor. This floor space shall not include the basement, garage, porch or carport. All building exterior construction shall be completed within one year from the date of commencement of construction. In particular, no house trailers or other movable type structures shall be placed on any parcel.

3. As appurtenant to the residence and to be used only in connection with it, a one-to-three car garage may be erected on a lot or parcel. Also, a substantial small building may be erected at a point of convenience, subject to the set-back of seventy-five feet from any adjoining highway and all property lines, for the protection of equipment used in the care of grounds and in the private recreation of a resident family. In particular, a recreational trailer, recreational boat and other recreational vehicles may be housed in the garage or in the separate small building specified in this paragraph.

4. No building shall be erected within seventy-five feet of any property line of any lot or parcel.

5. Erosion shall be controlled by appropriate practices recommended by agencies of the Huntingdon County Conservation Agency. Vegetative cover shall be maintained. Large shrub trees and buildings shall be restricted from utilities, underground easements and associated constructions. Landscaping shall be developed with concern for vehicular safety factors near intersections. The planting of low shrubs as roadway and private lane protection against snow drifting, where needed, is recommended.

6. All water and sewerage systems shall be installed according to the regulations and directions of Pennsylvania departments and county and municipal bodies having responsibility for such matters. No drain or field lines from a septic tank or other sewerage facility shall be placed closer than fifty feet to any property line of a parcel; unless required by the Pennsylvania Department of Environmental Resources in order to comply with departmental regulations.

7. No domestic animals other than household pets of the private residence shall be permitted, and all pets shall be controlled so as to not create a nuisance to an adjoining property. Nuisances shall include, but not be limited to trespassing and excessive noise. In particular, riding horses of a resident family may be exercised or grazed on that resident's parcel, but not closer than fifty feet from an adjoining property line. No horse or pony shall be stabled on this parcel.

8. All trash, junk and waste material shall be properly confined or containerized and shall be promptly removed on a regular

basis. Storage of waste material, old automobiles and parts upon any parcel is prohibited.

9. No signs, billboards or advertising of any nature shall be erected, placed or maintained on any parcel herein designated nor upon any building erected thereon, excepting safety and directional information of the Grantors.

10. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants and restrictions herein, it shall be lawful for the Grantors, or any other person or persons owning real estate situate in the Cold Springs Subdivision, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction, either to prevent him or them from so doing or to recover damages or other dues for such violation.

11. Invalidation of any these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

There is no currently existing community sewage system available for this property. Section 7 of the Pennsylvania Sewage Facilities Act provides that no person shall install, construct, request bid proposals for construction, alter or occupy any building or structure for which an individual sewage system is to be installed, without first obtaining a permit. It will be necessary for the Grantees to obtain a permit pursuant to the provisions of the Act, prior to the commencement of any construction on this property. The Grantees acknowledge that they have been advised by this notice, that they should contact the Oneida Township Secretary to determine the procedure and requirements for obtaining a permit for an individual sewage system.