

DECLARATION OF PROTECTIVE COVENANTS

Developer: RAYSTOWN LAND COMPANY, RD 1, Box 406-D, Mount Union, Pennsylvania 17066

Owner(s): RAYMOND R. and ALICE M. SMITH; R. MERLE and ADA F. HEFFNER; and HEFFCO CORPORATION, INC.

Development: BLACK LOG, Cromwell Township, Huntingdon County, Pennsylvania

This Subdivision 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 a right of way over all the roads 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 owner(s). This covenant to be construed as running with the land.
- (3) The grantor reserves unto himself, his heirs 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 and egress for the purpose of erection or maintenance on, over, or under a strip of land thirty (30) 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 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 and/or agricultural purposes only, and any garage or barn must conform generally in appearance and material with any dwelling on the said lot.

BLACK LOG, Protective Covenants (continued)

- (7) No signs, billboards, or advertising of any nature shall be erected, placed or maintained on any lots herein designated, nor upon any building erected thereon except directional and information signs of grantor.
- (8) No building shall be erected closer than 50 feet from the center of any street or road, nor closer than 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 20-foot set-back shall apply only to outside lines.
- (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 lot in said subdivision may be subdivided into more than two (2) lots. The minimum size of each lot subdivided, including the lot retained by the owner, shall not be less than two (2) acres.
- (11) 12" diameter culverts must be used in all driveways leading from main subdivision roads.
- (12) No trucks, buses, old cars or unsightly vehicles of any type or description may be left, stored or abandoned on said lots.
- (13) 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.
- (14) If the parties hereto, or any of them, or their heirs or assigns, 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.
- (15) Each lot owner has the right to hunt on the entire tract of land in the BLACK LOG DEVELOPMENT.
- (16) It is expressly agreed by the grantor and the property owners herein that the sale of said tract of land shall not be for the purpose of commercially harvesting any timber thereon. Should it become necessary to remove any timber, the grantor herein shall retain the right of approval of said removal, as well as the first right of purchase of said timber.
- (17) Invalidation of any one of these covenants by judgement or Court order, shall in nowise affect any of the other provisions which shall remain in full force and effect.