

ENTERED
HUNTINGDON COUNTY
PENNSYLVANIA

J. Habel

2009 AUG 14 P 2:22

20.50

JANET E. HANIS
RECORDED

DECLARATION OF RESTRICTIVE COVENANTS

Dated: August 13, 2009

DEVELOPER: CARL E. BILGER, SR., of 12003 Shirley Ayr Road, Mount Union, Pennsylvania 17066.

Property located in Shirley Township, Huntingdon County, Pennsylvania, being Tax Map Number 42-06-19.15.

This Subdivision shall be subject to the following Protective Covenants, which Covenants shall run with the land:

1. Road maintenance on all private access roads for Lots 2, 3, 4 & 5 shall be by either the individual lot/homeowner or the homeowner's association.
2. A homeowners association shall be formed after all lots are sold. Each lot owner shall pay the initial sum of \$100 per year for road maintenance to the association. Failure to pay the assessment shall result in a lien with costs being filed by the association.
3. Doublewide or modular homes with a minimum of 1100 square feet of living space and less than 3 years old may be installed, but they must have a continuous and permanent foundations. Additionally, all other residential structures must have a minimum of 1100 square feet of living space.
4. Any garages or outbuildings must match house in general appearance and must not be larger than house.
5. No commercial use shall be made of any lot except home-based businesses that do not generate noise or noxious fumes.
6. No livestock shall be kept on the premises except domestic pets. No animals shall be tethered outside and no businesses shall be permitted which involve raising animals.
7. No garbage or debris shall remain on the premises and no vehicles without a current inspection and registration shall be kept on the premises unless the same is kept in a fully enclosed garage.


Carl E. Bilger, Sr. Developer