

South Hills
Restrictions

SUBJECT to the following covenants, conditions and restrictions which shall run with the land and be binding upon the Grantees, their heirs, devisees, executors, administrators and assigns:

1. No dwelling house shall be erected or constructed on said premises which shall cost less than Twenty Thousand (\$20,000.00) Dollars, exclusive of land cost, when finally completed.
2. The said tract of land shall not be subdivided and no more than one dwelling house shall be erected thereon and such dwelling house shall be designed for one-family occupancy.
3. No building other than the dwelling house erected on the said tract of land may be used or occupied for dwelling purposes, except that servant or guest quarters may be added to any garage or other building appurtenant to the dwelling house.
4. A main dwelling house shall be constructed on said lot before any other building may be erected thereon.
5. No commercial enterprise or venture shall ever be established or maintained on said premises, nor shall said premises be used or occupied in any manner objectionable to a community of the character encompassed in the said plan and in the original plan of South Hills recorded in the Recorder's Office in Plat Book 2, Page 36, it being understood and agreed that the use of said premises shall be limited to residential purposes.
6. No signs or billboards shall ever be erected or maintained on said premises.
7. No outside water closets shall ever be erected or maintained on said premises, and no cesspools of any nature shall ever be allowed.
8. All sewage and waste water shall be eliminated through pipes into septic tanks, which shall at all times be kept in efficient working order or shall be eliminated into a sewage system approved by the Department of Health of the Commonwealth of Pennsylvania.
9. "Dwelling House" as used herein shall not include what is commonly known as a house trailer, generally drawn by a motor vehicle, and whether said house trailer is resting upon wheels, or upon a foundation or other support, and no such "house trailer" may be brought upon or permitted to remain upon the above-described premises. Provided, however, that a small trailer generally used for vacation purposes may be kept and stored when not in use in an automobile garage building upon said premises.
10. The present or future owners of said premises shall pay 1/46th of the cost of the service charge of fire hydrants and of the upkeep, maintenance and snow removal of the roads (and drainage ditches) known and designated as Valley Road, Hillside Lane, Farm Lane, Shady Lane and Woodside Lane on the aforementioned original plan of lots, and shall pay 1/46th of the cost of the service charges of fire hydrants and of the upkeep, maintenance and snow removal of the roads (and drainage ditches) known as Laurel Road, Strawberry Lane, Oak Ridge Road and Shady Lane in the aforementioned additional plan of lots of South Hills, which proportionate cost may be collected at the suit of any owner or owners of any of the other tracts or lots on said plans on behalf of all said owners who have paid their proportionate share. Such payments shall be made until such time as the proper Township, Borough, County, State or other authority shall assume the upkeep, maintenance and snow removal of said roadways and the maintenance of said fire hydrants.
11. Any structure permitted to be erected upon the above-described lot shall be erected Northwest of a line 50 feet Northwest of and parallel with the center line of Oak Ridge Road, and not closer than twenty-five feet to any other line forming the perimeter of the above-described lot.

Restriction #10
No Longer
applies.