

Pleasant Acres West Restrictions

This conveyance is made UNDER and SUBJECT, NEVERTHELESS, to the following conditions, restrictions, and reservations to be binding upon Grantee, his/their heirs, executors, administrators and assigns, the same to be deemed covenants running with the land to wit:

- (a) No structure shall be erected, constructed, used or maintained on a lot having less than 11,000 square feet.
- (b) Any structure erected on said premises shall be completed within one (1) year from the date such erection or construction is begun.
- (c) Water from roof gutters shall be collected and discharged through a system of pipes into underground seepage pits.
- (d) A single family detached dwelling house shall be the only structure erected, constructed, used or maintained on lots numbered 1201 through 1267 as shown on a plan of lots prepared for Robert S. Palm and recorded at the Mifflin County Courthouse Recorder of Deeds' Office in Plat Book 12, Page 35. These premises shall be used for residential purposes only.
- (e) Any single family detached dwelling erected on said premises shall include, as part of its total structure, a garage suitable in size and location to provide for the storage of at least one automobile. Such garage shall be a complete enclosure with doors and paved driveway.
- (f) Any structure shall have an appraised market value of not less than \$40,000.00 at the time of completion. Appraised value may include walks, drives, patios and lawn. Appraised value may not include land or swimming pools. In the event of a dispute, value will be determined by three Real Estate Appraisers licensed by the Commonwealth of Pennsylvania, one selected by each party and the third selected by the two chosen appraisers.
- (g) No secondary or accessory buildings, coops, sheds or structures shall be built or maintained. Vacant lots shall not be used for storage of anything or for parking. Firewood on the premises, in excess of one half cord, shall be stored inside of a totally enclosed structure built and maintained in compliance with these restrictions.
- (h) Only a single family detached dwelling house shall be used for residential purposes.
- (i) No swimming pool shall be built or owned except by the owner or owners of a dwelling house on the same or adjoining lot and such pool shall be of the inground type.
- (j) The finished grade of all property lines abutting streets shall be six (6) inches above, and parallel to, the finished grade of the abutting street at its center line.
- (k) No structure or portion thereof shall be erected, used or maintained closer than thirty (30) feet to any street. No fence, wall, hedge or mass planting in excess of thirty-six (36) inches in height shall be planted, used or maintained closer than thirty (30) feet to any street.
- (l) No animals or fowl of any kind, other than usual house pets, shall be kept or maintained on any part of said premises, and such pets shall be housed in the dwelling house.
- (m) "Building", "structure", and "dwelling house" as used herein shall not include what is commonly known as a house trailer, generally drawn by a motor vehicle, 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; a motor boat, house boat or other similar water-borne vehicle may be stored, maintained or kept on said premises only if housed completely within a structure constructed, erected and maintained in accordance with these restrictions. Pre-assembled portions of structures enclosing space and commonly known as "modular" construction shall be considered as house trailer.
- (n) Trash, leaven and debris shall not be burned on the premises.
- (o) When a structure erected upon said premises shall be ready for occupancy, and thereafter, an incandescent lamp of not less than 1200 lumens placed not more than twenty (20) feet from the front line of said premises shall be used to illuminate the front of said premises from dusk to dawn every day. Said lamp to be controlled by an automatic device set to turn on when daylight reduces to three (3) footcandles.
- (p) EXCEPTING AND RESERVING, therefrom, nevertheless, to the Grantor, his heirs and assigns, a right-of-way and easement ten (10) feet in width along the entire street line of the premises with the full right of ingress, egress and regress for the purpose of constructing, installing, erecting, maintaining and repairing electric, telephone and television wires equipment and accessories and for other utility services.

Grantor certifies that no hazardous waste, as defined in the Solid Waste Management Act, Act. No. 1980-97, is presently being disposed or has ever been disposed by the Grantor or to the Grantor's actual knowledge in or upon the aforementioned premises.