

# LEISURE LANDS

## Schedule of Restrictions

Many places of beauty have been marred because of failure to provide proper protective restrictions on their use. The following described covenants, conditions, reservations and restrictions shall be imposed, shall run with the land and shall be in force and effect until April 1, 2005, and shall bind the Buyer, his heirs and assigns, or any successor in interest, and the Buyer hereby agrees to be bound thereby.

(1) ARCHITECTURAL COMMITTEE: No structure of any kind, or construction of any sort, shall be placed or constructed upon this property unless and until plans and specifications of the same be first approved in writing by the Architectural Committee, appointed by the Seller, and said construction shall be made in compliance with any zoning ordinance or law applicable in Middle Smithfield Township, Monroe County, Pennsylvania. Any structure or construction must be completed within nine months after same is started.

(2) DESIGN AND MATERIALS: As qualified by the provisions of the preceding paragraph, buildings may be of any design and may be constructed of wood, logs, stone, brick or other suitable material provided that the exterior thereof must be finished or painted in such a manner as not to detract from or mar the natural beauty of the surroundings.

(3) TEMPORARY BUILDINGS: No tent, trailer, mobile home or temporary type of structure shall be placed upon any part of the property without written consent of the aforesaid committee. No lots shall be used for storing materials except when construction is in progress. No unlicensed motor vehicles or junk chassis shall be permitted to remain on the premises.

(4) BUILDING LINES: No building shall be erected within thirty feet from the front street line bordering the premises nor within fifteen feet from a side street line nor within ten feet from any adjacent property line excluding, however, any adjacent property line owned by the same owner, without written permission of Architectural Committee.

(5) NUMBER AND USE OF BUILDINGS: Buildings shall be used for residential purposes only. No activity may be conducted in said building or on said lots which may constitute or become an annoyance or nuisance or disturb the peace. No more than one building other than a private garage may be placed on any one lot except those lots designated for that purpose. No garage or partially completed building shall be used for dwelling purposes.

(6) WATER AND SEWAGE FACILITIES: Water supply and sewage disposal installations shall be made in strict compliance with the health and building codes applicable in Monroe County. All bathrooms and toilet facilities shall be within the main structure. Out-houses are prohibited.

(7) GARBAGE AND TRASH: It shall be the duty of the property owner to promptly remove or otherwise dispose of all garbage, trash or rubbish and at all times maintain property in a neat and sanitary condition.

(8) FENCES AND SIGNS: No fence, sign, billboard or advertising matter of any kind whatsoever may be placed on said premises without the prior written consent of the aforesaid Committee.

(9) FIRES AND CHIMNEYS: Open fires are prohibited on any part of the property. Outdoor fireplaces, grills and all chimneys must be equipped with spark arresting screens.

(10) LANDSCAPE: Trees and topography of the property shall remain uncut and undisturbed. Excavation or removal of earth, rocks or trees shall be allowed for construction purposes only upon the written consent first obtained of the aforesaid Committee.

(11) ROADS: All roads within the lands of Leisure Lands are private and are for the use of the lot owners, and for so long as they remain private and unless and until they are dedicated to public use, the Seller hereby reserves the right to vest maintenance and control of the said roads in Leisure Lands, or in any other group, company or corporation designated by Seller. Road maintenance costs shall be charged for on a per lot basis among property owners, such costs shall be assessed periodically.

(12) GUNS AND SHOOTING: Firing of guns of any kind is prohibited on said property except in areas specifically reserved for that purpose.