

Restrictive Convents for Phase 1 of the Oak Hollow Plan of Lots.
Located on Hutchinson Street and Willow Way, Hopwood, Pa
These Convents include Lots 1 thru 8, Lots 10 thru 14 and Lots 35 thru 36

1. Land Use and Building type

- (A) All lots in the plan shall be used exclusively for residential purposes. No structures shall be erected, altered placed or replaced or permitted to remain on any lot other than one detached single family dwelling, not to exceed two and one-half stories in height and a private garage which shall be integral or attached to the dwelling.
- (B) Storage sheds no greater in size than twelve feet by twelve feet (12' x 12') wide for the storage of lawn equipment will be permitted only in the rear of the home.
- (C) No structure for the purpose of housing pets will be permitted.

2. Dwelling:

No dwelling or residence structure shall be erected or placed on any lot in the plan unless ground floor square foot area shall conform to the following structure.

- (A) Not less than 1,500 square feet, exclusive of garage and porches for a one-story structure.
- (B) Not less than 1,200 square feet, exclusive of garage and porches for a one and one-half story structure.
- (C) Not less than 1,000 square feet, exclusive of garage or porches for a two-story structure.
- (D) Not less than 1,500 square feet above the basement and garage for a split-level or tri-level dwelling, exclusive of porches.
- (E) Not less than 1,340 square feet, exclusive of garage and porches for a split-entry structure.
- (F) No building shall be erected upon any lot, which shall have an exterior finish of concrete block, cinder block, or tile above the grade line.
- (G) All construction must be completed within six(6) months from the starting date thereof and no one shall have the right to live in a foundation or an uncompleted structure and no mobile homes, modular homes or double wide, shall be used as a residence on said lot.
- (H) All driveways must be finished with concrete or asphalt within one (1) year after completion of house.

- (I) No dwelling shall be built on said lot whose exterior is less than twenty-five percent(25%) brick or stone cover and not more than seventy-five percent(75%) other material.

3. Building Location:

No building shall be located on any lot nearer to the front lot line or nearer to the side street line the minimum set back line shown on the plan. No building shall be erected or located nearer than fifteen (15) feet to any side lot, which is not a street boundary. However, if any owner should own two or more contiguous lots in the plan, said lot may be treated collectively as one building lot by the owner thereof. In such an event, the owner may locate his dwelling thereon without regard to the division line or lines between the lots owned by said owner; provided however, in all events, the owner must comply with the restrictions of this paragraph as they apply to any of the owner's boundary lines which border on a street or which border on a lot not owned by him.

4. Lot Resubdivision:

No lot shall be subdivided into two or more building lots or plots. The intention being that no more than one dwelling can be erected on any lot as originally laid out.

5. Easements:

Easements for installation and maintenance of utilities and drain facilities are reserved as shown on the plan. Within the easements no structure, planting or other material, shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels through these easements.

6. Nuisances:

Nothing shall be done on any lot, which may be or become an annoyance or nuisance to the neighborhood.

7. Temporary Structures:

No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

8. Signs:

No signs of any kind shall be displayed to the public view on any lot except those used by a builder during construction or a sign of not more than five square feet advertising the property for sale or rent.

9. Gas, Oil and Mining Operations:

No oil or gas drilling, development, operations, refining, quarrying or mining operations of any kind shall be permitted upon or in any lot nor shall oil wells, tanks, tunnels,

mining excavation or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any lot.

10. Animals and Livestock:

No animals, livestock, or poultry of any kind shall be raised, kept, or bred on any lot except that of dogs, cats, or other household pets may be kept, provided that they are kept indoors, and not bred or maintained for any commercial purposes.

11. Garage and Refuse Disposal:

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, and other waste matter shall be kept in a sanitary container. All containers, incinerators, or other equipment for the storage or disposal of such materials shall be kept in a clean, sanitary, and concealed condition.

12. Sewage Disposal:

For as long as a central sanitary sewage system is available for the use of the lots in the plan, no individual sewage disposal system shall be permitted on any lot.

13. Underground Utility Service:

All lots serviced by any underground utility service line must have an underground house service line from the utility's line to the dwelling. No exposed or exterior radio transmission or receiving antenna shall be erected, placed or maintained on any lot or structure in the plan. For as long as underground television cable service is available to the lots in the plan, no exterior television receiving antenna shall be erected on any lot or other structure with the exception of Satellites for Direct TV and the Dish Network.

14. Fences:

No fences or gates of any description shall be erected over the height of six (6) feet and they shall be restricted to the rear of the dwelling.

15. Erosion and Sedimentation:

Each individual lot owner shall be responsible for any and all erosion, as well as sedimentation controls, during all phases of construction.

16. Enforcement:

It shall be lawful for any person or persons owning any real property situate in the Plan to prosecute any proceedings at law or equity against the person or persons violating or attempting to violate any such covenant or restriction to enjoin said violation.

17. Soil:

No soil or fill dirt shall be hauled from the Oak Hollow development with out the consent of Oak Hollow.

SIGNATURE: _____ DATE: _____

Raymond G Carolla
Oak Hollow LLC

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, 20__, BY THE GUARANTORS ON BEHALF OF TENANT, WHO ARE PERSONALLY KNOWN BY ME OR HAVE PRODUCED DRIVER'S LICENSE NUMBER(S) _____, AS IDENTIFICATION.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____