

COVENANTS, RESTRICTIONS AND CONDITIONS FOR LAUREL MOUNTAIN VILLAGE PLAN OF LOTS

COVENANTS, RESTRICTIONS AND CONDITIONS, as are hereinafter set out, shall be considered to be covenants running with the land and shall bind all purchasers in the plan, their heirs, executors and assigns, for a period of thirty-five (35) years from the date of these presents.

COVENANTS are as follows:

1. There shall be erected upon any lot, which shall not be subdivided, single family dwellings only, having a minimum of 600 square feet of living area on the main or first floor.
2. All dwelling designs shall be approved by the Building Supervisors, a three-man Board of Directors of Laurel Mt. Development Corp. Plans must be submitted in duplicate for review and approval.
3. No structure erected on any lot in the plan shall, so far as the exterior side walls are concerned, consist of more than twenty-five (25%) percent of brick, except those side walls which are given over to the installation of fireplaces and chimneys, in which case the entire wall may consist of brick. No structure so far as the exterior walls are concerned may be covered by aluminum siding.
4. No trees may be destroyed being in excess of three inches (3") in diameter one foot from the base thereof except those actually needed for the construction of dwellings, driveways and any permitted outbuildings. Driveways shall not be in excess of nine (9') feet in width for the above purpose; and any other cutting that shall be done within the proscription above shall be only with the permission of the Building Committee hereinabove mentioned.
5. No fences or stone walls acting as line fences or walls shall be in excess of three (3') feet in height.
6. Any swimming pools that may be positioned on any of the lots hereinabove set out shall be erected so as to conform with the rules and regulations of the Commonwealth of Pennsylvania, Department of Health and Safety.
7. All dug or drilled wells should be so designed and erected as to be contained within a pump house or well housing structure or within the dwelling being served by said well and should further conform to the regulations of the Commonwealth of Pennsylvania, Department of Health, pertinent to wells. If the Laurel Mt. Development Corp. should decide to furnish water for drinking and general household purposes in the plan so provided for all the lots in the plan or none, at the discretion of Laurel Mt. Development Corp.
8. There is reserved to the Grantor, its successors and assigns, a fifteen (15) foot wide easement along the front and rear lines of each lot and a ten (10) foot wide easement along all side lines of each lot for the purpose of constructing and maintaining utilities, surface drainage, sewer or water lines.
9. Garbage and other refuse containers shall be of an approved design and shall be contained within the premises, or in a separate receptacle and not exposed to public view.

10. No house trailers or mobile homes shall be situate on any lot.
11. There is reserved to the Grantor, its successors and assigns, a right of refusal of any lot sold from the above plan, which refusal shall be exercised by the Grantor herein, its successors and assigns, upon submission to it of a bona fide offer in writing by a willing and able third party, which refusal or acceptance shall be made known to the offeror within ninety (90) days of the submission of the offer.
12. There shall be no concrete block houses or foundations constructed on the land. Should concrete block foundations be installed under any dwelling they must be cement stuccoed, wood or stone veneered within one hundred twenty (120) days of commencement of construction. There shall be no sign or signs on any of the property except those indicating the owner by name, the same not to be higher than eight (8) inches nor more than thirty (30) inches in length.
13. Domestic pets only shall be kept upon the premises.
14. No trucks or derelict automobiles may be parked on the lot or lots herein set out and conveyed, or in front of homes, for more than one (1) week.
15. There shall be observed, in the erection of structures on lots in the Plans of "E", "F", and "G" a fifty (50) foot building line restriction on the front, as the lot fronts on any street, and a ten (10) foot building line restriction on side and rear lines of lots excepting corner lots where the building line shall be twenty-five (25') foot along the length of the lot.
16. There shall be reserved to the Laurel Mt. Development Corp. an area hereinafter described which shall be considered an owner area and upon which may be erected single or multiple unit rental dwellings, the establishment of a sport shop where sports equipment or clothing of any kind may be sold or rented, and a club house with all its ordinary appurtenances erected thereon, all of which shall be structurally in general conformity architecturally with the balance of the buildings erected in the plan. The area that shall be known as the "OWNER AREA" shall be described as follows:

Beginning on the line of lands of the Pennsylvania Department of Forests and Waters and Lands herein described, which point is at the southwesterly terminus of Laurel Run Road in said plan and at the mid line thereof; thence along the dividing line between lands herein described and lands of the Department of Forests and Waters north 47° west 770 feet to a point; thence along lots the following courses and distances; north 62° 20' east 359 feet to a point; thence north 69° 35' east 184 feet to a point; thence north 53° 50' east 52 feet to a point; thence through lands, of which this was formerly a part, south 47° 08' east 247 feet to a point on the northwesterly boundary line of Ski Top Drive; thence north 42° 52' east along said Ski Top Drive a distance of 30 feet more or less; thence south 47° 08' east through Ski Top Drive and through other lands, of which this was formerly a part 440.1 feet to a point on the northwesterly boundary line of Laurel Run Road; thence along the mid line of Laurel Run Road south 58° 18' west 300 feet to a point; thence along same south 51° 33' west 307 feet to a point, the place of beginning.

17. All homes must have a hand split cedar shake roof.

18. All homes must have a log burning fireplace with 36 inch opening.
19. The grantor, its successors and assigns, reserves the right to indicate to which aquifer wells may be drilled. Sanitary sewer service will be provided to the ground floor level.
20. An annual road maintenance fee of \$30.00 must be paid to Laurel Mountain Development Corp. before January 15, each year, for each lot.

All lots in Laurel Mountain Village are subject to all covenants recorded with plan "A", Chalets De Laurel Mountain, Somerset County Recorders Office.

In addition to the above covenants the following covenants, restrictions and conditions apply to these properties which shall be considered to be covenants running with the land and shall bind all purchasers of these properties:

1. There should be erected upon on any lot which shall not be subdivided only one single family dwelling having a minimum of 1200 square feet of living area not including the basement.
2. The aforesaid covenants, restrictions and conditions numbers 1-20 above except for number 17 shall remain in effect for an additional 20 years beyond the 35 years that are set forth in the recorded Plan E with the provision that the annual road maintenance fee amount will be set by the Laurel Mountain Village homeowners association each year.