

GRANTING AND CONVEYING unto the Grantees, their heirs and assigns, forever, in common with the grantors, their heirs and assigns and purchasers forever, the right of way for purpose of ingress, egress and regress over and along those private roads in Pole Bridge Run Subdivision. Said Roadways are to remain free and clear of all obstruction.

IT IS AGREED THAT THE HERBIN PREMISES are conveyed to the Grantees, their heirs and assigns, with the understanding that the access roads are private rights of way, Grantees, their heirs and assigns, shall share pro rata the expenses of repair, maintenance and upgrading of the access roads in Pole Bridge Run Subdivision, with the other property owners who abut

EXCEPTING AND RESERVING unto the Grantors herein, their heirs and assigns, the right to dedicate the private road known as Pole Bridge Road adjoining the above described parcel of land on the South to the limits of the right of way of said private roads as it is delineated on the above recited subdivision map as a public highway without any compensation to the Grantee herein, their heirs and assigns, at the time of said dedication or any need for joinder or permission of the Grantees herein, their heirs and assigns, to such act of dedication and any related actions appurtenant thereto.

EXCEPTING AND RESERVING unto the Grantors herein, their heirs and assigns, the right to establish rights of way across the above described premises within fifty (50) feet of the center line of the private roads in Pole Bridge Run Subdivision for the furnishing of utility service to other lands of the Grantors herein.

The above described premises is conveyed under and subject to the following express covenants, conditions and restrictions which shall run with the title to the land:

1. Easements for installation and maintenance of utilities and drainage facilities are reserved over a ten foot strip along the rear and both sides of each lot.
2. No excavation shall be made on the premises, nor earth or sand removed therefrom, except as a part of the building operation in the erection of said building or grading of lot.
3. The said dwelling house, when erected, shall be painted or stained on the exterior and at all times kept and maintained in a good and suitable state of repair.
4. No outhouse, toilet or privy shall be erected on the said premises unless a permit is obtained.
5. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats and other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
6. No lot or land in the subdivision shall be used as a dumping ground for rubbish, garbage, trash or other waste matter. All waste matter shall be kept in sanitary containers.
7. Lots may not be subdivided except with ownership of lots.
8. Buildings must have a minimum size of 800 square feet of living space.
9. No recreational vehicles, four-wheelers or three-wheelers, or all terrain vehicles, motor bikes, etc. shall be permitted on any private roads or lands of Pole Bridge Run Subdivision.
10. No shooting or gunning, except for the months of October, November and December.
11. That no structure classified as a permanent mobile home, trailer, or any movable dwelling shall be placed on the herein conveyed premises.
12. The herein conveyed premises shall be subject to a set back building restriction, such that no building shall be constructed within ten (10) feet of any property line nor within fifty (50) feet of the center line of any road.

Deed Restrictions