

Deed Restrictions:

1. All lots within this subdivision shall be used for residential purposes only and no business or commercial venture of any kind shall be conducted upon the premises nor shall the premises be used for any illegal, immoral or offensive purposes. No building shall be erected, altered, placed or permitted to remain on the property other than single family dwellings, and the outbuildings used in connection therewith (other than a swimming pool or similar device). The term "outbuildings" shall include only a detached garage, children's playhouse, or storage building used for the convenience and pleasure of the occupants of the main dwelling. Any such "out buildings" so erected shall conform to all local health, zoning and building codes, ordinances, and permits. All "outbuildings" shall be maintained in a neat and orderly manner and shall not be used as a residence, either temporary or permanent. All "outbuildings" must be constructed of regular building materials and the exterior finished with a type, color, design and quality of material that is complimentary to the main dwelling. Outbuildings cannot extend into any part of the principle building's front yard. No building shall be commenced or erected on any lot until the plans and specifications showing the location, nature, shape, height and grade of the dwelling and driveway have been submitted to and approved by the Loyalsock Township Zoning and Building Codes Division. Driveways are to be improved to match the existing Grammer Road finish for the first 40 feet. Owners are required to control storm water runoff so as not to affect neighboring properties. If required, a site plan showing the storm water management facilities and soil erosion control measures should be supplied to Loyalsock Township.
2. No dwelling erected hereon shall be modular, double wide, or pre-construction type. No mobile homes shall be installed.
3. There shall be no further subdivision of any building lots. No lot owner shall install roadways through the lots, with the exception of driveways.
4. Any construction of a dwelling commenced on a premises must be completed within 18 months of commencement. Within one (1) month after completion of a dwelling on a lot, debris and waste material remaining on the ground shall be picked up and disposed of.
5. No animals, including chickens, pigs, cows, goats, horses, or other animals known as livestock or poultry of any kind, shall be raised, bred or kept on any lot except that dogs, cats, or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes. Household pets must be housed within the main dwelling. Fenced-in yard areas and/or kennel buildings for dogs must be kept in a clean, healthy and secure condition, and may be used only between 8:00 a.m. and 8:00 p.m.

6. No signs of any kind shall be displayed on the public view on any lot except signs used by the owner, builder, or Realtor to advertise the property during construction, for sale, or for rent.

7. All improved property within this subdivision will be kept in a neat and orderly condition. No lots will be used as a place for the outside storage of or making major repairs to trucks, automobiles, boats, campers, trailers, or other similar vehicles. No vehicles will be left as if abandoned for a period of more than thirty (30) days. No unlicensed vehicle, no recreational vehicles, no boats of any kind, and no trailers may be stored on any lot area in public view; however, unlicensed vehicles, recreational vehicles may be stored in buildings whose plans and specifications have been approved by the Loyalsock Township Zoning and Building Codes Divisions. Nor shall any ungaraged equipment, tractors or similar items be parked thereon overnight in public view, except for ungaraged vehicles of noncommercial passenger type such as cars, vans or pickup trucks. Heavy duty trucks and campers cannot be stored outside in public view.

8. No lot shall be used or maintained as a dumping ground for rubbish, nor any rubbish or garbage or other waste of any type be allowed to accumulate on said lot. Trash, garbage or other waste shall not be kept except in containers in a clean and sanitary condition.

9. No burner barrels or incinerators shall be placed or used on the subject property.

10. No fence, hedge or wall shall be erected over six (6) feet in height and no fence shall be placed on the road frontage of such house. No chain link fence. No skateboard platforms shall be constructed.

11. No clear cutting of forested lots shall be permitted except for the Grantees' building site.

12. All electrical, telephone, radio and television secondary utility services shall be installed underground and there shall be no visible radio or television transmitting or receiving equipment over 24" in size on the premises. There is reserved to the Grantors, their heirs, successors and assigns, and to utility companies, the right of access to any existing or future underground utility for installation, maintenance and service on the premises.

13. All work shall be performed in accordance with all applicable local codes and ordinances having jurisdiction over the project site.