

ENTERED FOR RECORD ¹³⁻⁵⁰

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PROPOSED
COVENANTS AND RESTRICTIONS IN
ROCK RUN 1 SUBDIVISION
SNOW SHOE TOWNSHIP, PA

HAZEL M PETERS
RECORDER OF DEEDS
CENTRE COUNTY

WHEREAS, Patten Corporation Mid-Atlantic, the owner of a certain tract of land in Snow Shoe Township, Centre County, Pennsylvania, intends to create and record an approved subdivision known as Rock Run 1 and does hereby adopt the following covenants and restrictions:

COVENANTS AND USE RESTRICTIONS:

The following restrictions and covenants shall apply to each lot conveyed in the recorded plat plan and to any subdivision of adjoining lands hereinafter acquired by Patten Corporation Mid-Atlantic and shall run with the land and shall be binding on all parties having or acquiring any interest in the land after Patten Corporation Mid-Atlantic.

1. **USE:** All lots are intended for seasonal, recreational, and hunting use. No commercial use is permitted except for the rental of the lot owner's facilities for seasonal, recreational, or hunting use. As per county regulation this is a "seasonal-use only" subdivision intended to be used not more than 180 days per year.
2. **STRUCTURES:** Structures shall be permitted on each lot, but limited to: cabin, lodge, or cottage; one private garage or storage shed; and one privy. Approval for additional structures must be in writing from the Property Owner's Association for the subdivision. Building permits, if needed, are the responsibility of the lot owner. All structures erected on any lot shall have a quality exterior finish. Tar paper or tarred shingles are not allowed as exterior siding. Any cabin, lodge, or cottage constructed shall have a minimum of 500 square feet of interior floor area. All structures erected on any lot shall be promptly and expeditiously completed, as to their exteriors, within 12 months after construction is commenced.
3. **TRAILERS AND TENTS:** Trailers and tents are permitted, but limited to camping and travel trailers and tents only. These are recognized for temporary recreational use and shall not be kept on any lot for such use for a continuous period in excess of 180 days, or in excess of 180 days in any calendar year.
4. **FURTHER SUBDIVISION:** Any future subdivision of the lots subject to these Covenants and Restrictions shall, in addition to complying with any municipal ordinance, be no less than ten (10) acres in area.

5. **SETBACKS AND SIDEYARDS:** Any building erected on any lot shall be setback not less than fifty (50) feet from road center line/property line and not less than ten (10) feet from any other exterior lot line; provided, however, that while two or more adjacent lots are owned by the same party, this restriction shall apply only to the exterior lot lines of the entire group of adjacent lots held by the same owner.
6. **EXTERIOR APPEARANCE:** Each lot and all improvements thereon shall be maintained by the owner so as to present a neat and attractive appearance at all times. No unregistered motor vehicles, vehicles which do not have a current inspection, junk, or debris shall be stored on the premises. Should any improvements on the premises be damaged by casualty, or become unsightly through wear and tear, the same shall be promptly razed, or restored to a neat exterior appearance. No activity shall be permitted on any lot which may be or become an annoyance to other lot owners. No owner shall build or re-grade so as to interfere with the natural drainage of surface water, if any, without installing suitable drainage facilities, adequate to handle seasonal water run-off, and so designed as to discharge water from the lot in the same area and direction as would have naturally occurred before such improvement.
7. **SIGNS:** Signs are permitted but limited to one, indicating the name of the owner or camp. Its' size shall not be more than three (3) square feet in area.
8. **WATER AND SANITARY FACILITIES:** All sanitary facilities and private water supplies shall conform to all applicable Federal and State Laws and local ordinances. Design, construction, and maintenance of water and sanitary facilities shall be the responsibility of the lot owner.
9. **PROPERTY OWNER'S ASSOCIATION:** Each lot owner shall be a member of the Rock Run Property Owner's Association for the subdivision and shall be governed by its by-laws.
10. **ROADS:** Each lot is subject to any right-of-way as shown on the recorded plat plan of the subdivision. Each lot owner is granted the right to use any and all roads and right-of-ways that are under the control of the Property Owner's Association and shown upon the recorded plat plan. The Property Owner's Association shall be responsible for all private road maintenance. The private roads will not be maintained by Snow Shoe Township unless such roads are dedicated to public use and accepted for public use by the Snow Shoe Township Supervisors.

11. PEDESTRIAN ACCESS EASEMENT: This Easement exists for lots 10 through 18 to PA State Forest Land provided by a 20 foot wide pedestrian access easement on the property line between lots 4 and 5.
12. UTILITY EASEMENTS: Ten (10) feet on each side line for a total of twenty (20) feet, twenty (20) feet on rear property lines, and twenty (20) feet on front property line from edge of road right-of-way.
13. TERM: The covenants and restrictions as set forth herein shall run with and bind the land, for a term of twenty (20) years from the date of recording, after which time they shall be automatically extended for successive periods of ten (10) years absent action to the contrary by the Property Owner's Association. The Property Owner's Association shall have the right to amend these covenants and restrictions in the manner provided for in the bylaws of the Property Owner's Association.
14. INVALID PROVISIONS: Each and every provision contained herein shall be considered to be independent and separate, and, in the event that any one of more shall for any reason be held to be invalid and unenforceable, all the remainder thereof shall remain in full force and effect.

In witness whereof, Patten Corporation Mid-Atlantic has caused these presents to be executed this 1st day of ~~May~~^{October}, 1990.

PATTEN CORPORATION MID-ATLANTIC

Madeline P. Felleschi
Attest

Thomas McGeoy
Thomas McGeoy