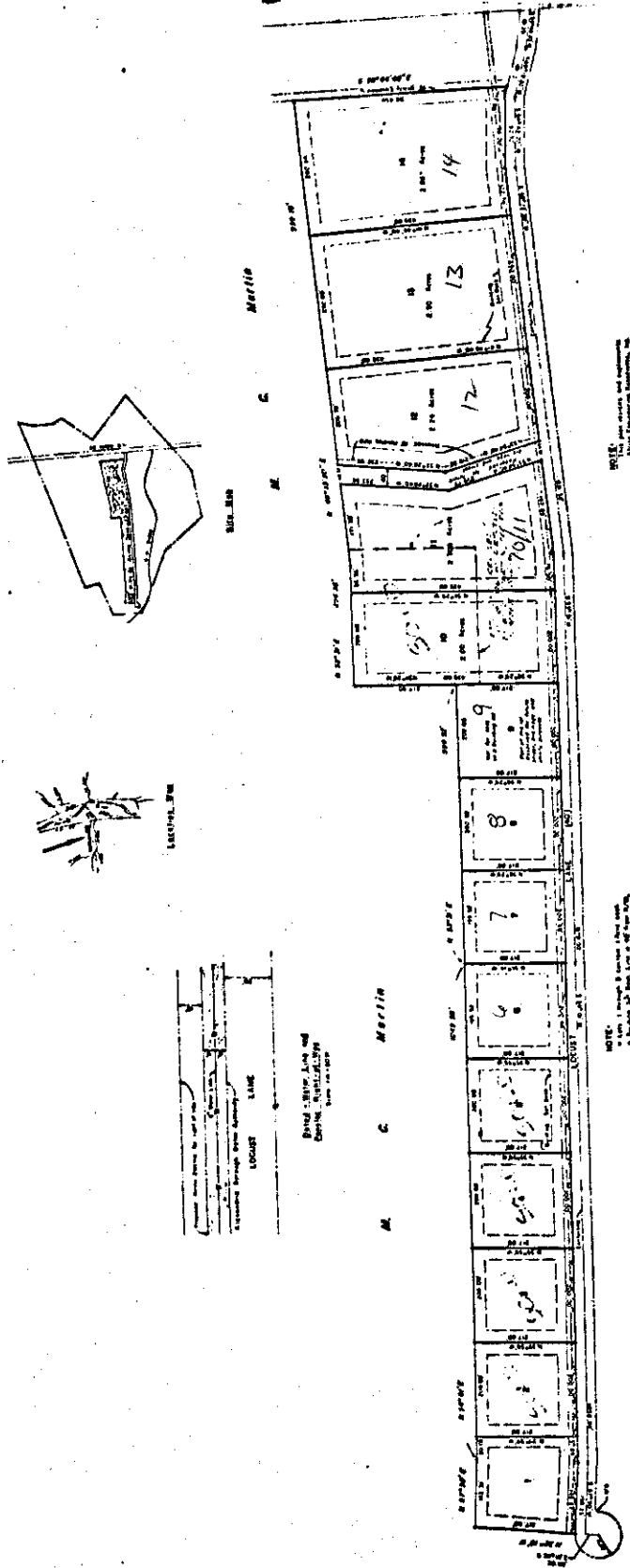


Hillside Acres Deed

BEING part of a larger tract of land title to which became vested in the Grantor herein by Deed of the Estate of Rachel Mae Martin dated February 20, 1980, and recorded in the Office of Recorder of Deeds for Huntingdon County on March 11, 1980, in Deed Book 155, Page 394. This being part of Parcel No. 4 of said Deed, which Parcel is known as Hillside Acres Development.

Restrictions

UNDER AND SUBJECT to the attached Restrictive Covenants, which Covenants the Grantee hereby acknowledges and agrees to accept; however, Protective Covenant No. 13 shall be amended to read: Parked vehicles not having current inspection stickers shall not be kept on this lot.



NOTE: This plan is subject to the restrictive covenants attached hereto and to the Deed of the Estate of Rachel Mae Martin dated February 20, 1980, and recorded in the Office of Recorder of Deeds for Huntingdon County on March 11, 1980, in Deed Book 155, Page 394.

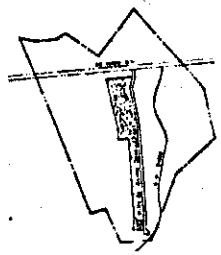
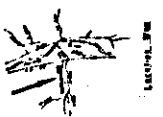
SEE MAP OF HILLSIDE ACRES DEVELOPMENT

HILLSIDE ACRES DEVELOPMENT
PORTER TRUSTEE, HUNTINGDON COUNTY, PA.

APPROVED BY THE BOARD OF SUPERVISORS
HUNTINGDON COUNTY, PA.
DEED NO. 828, DIST. NO. 1

NOTE: This plan is subject to the restrictive covenants attached hereto and to the Deed of the Estate of Rachel Mae Martin dated February 20, 1980, and recorded in the Office of Recorder of Deeds for Huntingdon County on March 11, 1980, in Deed Book 155, Page 394.

DEED OF THE ESTATE OF RACHEL MAE MARTIN
DATED FEBRUARY 20, 1980
RECORDED IN DEED BOOK 155, PAGE 394



UNDER AND SUBJECT to the following protective covenants, which covenants are to run with the land:

1. All lots in the subdivision shall be limited to residential or recreational-residential use. No structure shall be erected, altered, placed or permitted to remain on any building lot other than a single family dwelling containing at least seven hundred (700) square feet on the main floor, but not to exceed two and one-half (2 1/2) stories high. A detached outbuilding, and/or a detached or attached garage, not exceeding the total square footage of the dwelling, is permitted.
2. No building shall be located on any lot nearer than twenty (20) feet to any lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that no portion of a building on a lot shall encroach upon another lot.
3. The Grantor, its successors and assigns, shall have the right to review and to approve or disapprove the exterior design of any dwelling units proposed to be constructed upon any lot within the subdivision. No dwelling unit shall be constructed to any extent without approval having been received in writing with regard to the exterior design thereof from High Crest Enterprises, Inc., its successors and assigns.
4. No structure or vehicle of a temporary character, including but not limited to, mobile homes, trailers, recreational vehicles, campers or tents, may be used on any lot at any time without the written consent of High Crest Enterprises, Inc., having been obtained by the user thereof.
5. Notwithstanding the provisions of Paragraph 4, no mobile home or trailer designed for permanent use shall be affixed to any lot at any time.
6. No lot shall be used for any commercial purpose or purposes without the written consent of High Crest Enterprises, Inc.
7. No lot in the subdivision shall be re-subdivided.
8. All sewerage disposal systems must be constructed in accordance with the requirements and standards of the local sewerage enforcement officer.
9. No part of any lot sold may be sold or used as a road or as a right of way to any property outside of this subdivision.
10. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
11. No ^{HCE}livestock or poultry of any kind shall be raised, bred or boarded or kept on any lot. Dogs, cats or other household pets may be kept, provided that they are not kept, bred, boarded or maintained for any commercial purposes.
12. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other wastes shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.
13. No trucks, buses, old cars or unsightly vehicles of any type or description may be left, stored or abandoned on said lots.
14. There shall be no easement or any means of access granted or allowed across any lot, road or any portion thereof existing within this subdivision to any other property lying outside or adjacent to any lots or road existing within this subdivision without the written permission of High Crest Enterprises, Inc.
15. Invalidation of any one of these covenants by judgment of Court Order shall in no way affect any of the other provisions of this Declaration.

19. Wooded Land Area: No open fires are permitted to be built in the wooded area or left unattended at any time.

20. Barbeque fireplaces are not permitted in the wooded area due to danger of forest fires which may endanger the homes built in this development.

21. No dumping of rubbish or garbage or any substances of a contaminating nature is permitted in Emma's Run.

22. The Alexandria Water line installed along the front of the said property must be free of any building or obstruction at all times for necessary maintenance repairs by the Alexandria Water Company and the owner.

23. These covenants and each and every one of them are to run with the land and shall be binding upon all parties who purchase or possess land within the said subdivision, their heirs, successors and assigns, and upon all persons claiming under them.