

**RESERVATIONS, RESTRICTIONS AND PROTECTIVE COVENANTS FOR
GRANDVIEW CROSSING SUBDIVISION**

1. The lots in this subdivision shall be used for private residential purposes only. No business may be conducted from any residence in the subdivision.
2. Not more than one single family residential type dwelling with attached or basement garage or with a separate garage shall be erected on any one lot in the subdivision.
3. One permissible accessory building for housing equipment incidental to the care of the lot and improvements may be erected on the lot.
 - a. A permissible accessory building is one of design and finish approved by the developer.
 - b. Accessory building shall be of a size no larger than 80 square feet.
 - c. Accessory building shall be placed with the setbacks of the lot.
4. The developer shall approve future additions to the dwelling before construction begins. Approvals will not be unreasonably denied.
 - a. Future additions shall have all exterior finished, windows install and final grading complete within 6 months of starting construction.
5. No vehicle, which is unlicensed, unregistered, not inspected or not in working order shall be stored upon any lot.
6. No motor home, boat or trailer or combination of vehicles whose gross vehicle weight as defined by the Pennsylvania Vehicle Code exceeds 7000 pounds shall be permitted to be parked on the lot or along the streets of the development encompassing the lot, on any single family detached lot.
7. No motor home, boat or trailer shall be parked on any townhouse lot for a period of more than 30 days per calendar year.
8. Plantings, clotheslines, fences or other improvements shall be placed no closer than 3 feet to any property line, setback line or easement.
 - a. No plantings, clotheslines or fences shall be placed, in the opinion of the developer, to hinder the appearance from the streets in the development.
 - b. Developer shall approve all fences prior to construction.
9. No junk, litter or trash shall be visible from any street in the development, except on pick-up day when trash containers may be placed out the evening before and promptly removed the day of pick-up.

10. Television antennas are not permitted.
11. No chicken coops or dog run fences shall be permitted, and no livestock, including, but not limited to, cattle, sheep, hogs, goats, and poultry or fowl of any kind, including pigeons, shall be kept upon the lot.
12. Lawns must be kept mowed and trimmed.
13. Only furniture specifically designed for outdoor use shall be visible from the street on any porch, patio, deck or lawn.
14. Driveways shall be kept paved with black-top or surface approved by developer.
15. No driveways or thoroughfares shall be permitted through the length or width of a lot to adjoin with another lot, driveway or street.
16. A garden shall be permitted to the rear of the lot so long as it is kept neat and weeded.
17. Pedestrian easements shall not be obstructed, permanently or temporarily in any manner which would hinder the use of the easement.
18. The developer as well as each lot owner shall have the right to enforce these reservations, restrictions and covenants either at law or in equity.
19. The invalidation of by a court of law or equity of the provisions of one or more or of these reservations restrictions or covenants shall not operate any of the remaining provisions , which shall remain in full force and effect.

SUBJECT TO all conditions, restrictions, easements, rights-of-way and agreements, Whether set forth herein or otherwise, as may be set forth or referred to in the above restricted Deed as may appear elsewhere in the chain of title for the property, or on the ground by an inspection of the premises, insofar as they are enforceable, are unrevoked or amended, and not in violation of any law, including the Fair Housing laws of the United States Government.