

DECLARATION OF RESTRICTIVE COVENANTS
ON LANDS OF JOHN H. MYERS & SON, INC.

The following restrictions are imposed by John H. Myers & Son, Inc. ("Developer"), as the owner of land in Hamilton Township, Franklin County, Pennsylvania, being more fully set forth on a subdivision of Curfman & Zullinger Surveying, Inc., entitled Eyer Subdivision dated February 6, 2007, which with the necessary municipal approvals is recorded in Franklin County, Pennsylvania, Plan Book Volume 288K, Page 69, Part I

1. The lot herein conveyed shall be used for residential purposes only and no commercial enterprise or activity shall be permitted thereon. No public institution, group care living home of any kind, or day care centers shall be erected or be a part of the residential dwelling, nor shall any building on said property be converted into or used for such purposes. Furthermore, no signs shall be erected at any time on the said lot other than a "For Sale" sign by a Real Estate Broker or the individual owner.
2. Only a single-family dwelling house with no less than a two car residential garage, which shall be attached or under the living quarters of said dwelling. All dwellings must have a garage. A small implement shed or barn can be erected or constructed to the rear of the dwelling house provided it is anchored to a concrete pad. No metal sheds are permitted. The minimum square footage of said dwelling shall not be less than 1600 square feet excluding the garage and basement.
3. The exterior of the dwelling house and garage shall be stone, brick, clapboard, aluminum or vinyl siding, or a combination thereof (concrete or cinder block, permastone, shingle or similar type of material shall not be used with the exception of concrete blocks which shall be used in foundation walls only and shall not extend above grade unless covered with stone, brick, clapboard, aluminum or vinyl siding, or any combination thereof). A macadam or concrete driveway must be installed.
4. Developer must approve all plans.
5. No livestock, including cattle, sheep, hogs, goats, poultry or pigeons shall be kept on the lot herein conveyed.
6. No breeding or training kennels for dogs shall be kept or maintained upon the lot. All house pets must be kept indoors.
7. No outside toilets are to be erected upon the lot hereby conveyed. Trash shall be stored in enclosed containers and shall not be dumped or thrown on the ground.
8. No trailers, mobile homes, manufactured homes, or doublewide trailer units shall be permitted on this lot. Roof pitch shall be no less than 4/12.
9. All vehicles kept on the lot must have current inspection and current license, otherwise they must be kept enclosed in the garage, and further, all vehicles must be parked off the street and in the garage or on the driveway.
10. Farming of this lot is not permitted and until a dwelling house is erected, a sod covering shall be maintained. After the dwelling house has been erected, a garden shall be permitted as long as it is maintained, kept weeded, and kept to the rear of the dwelling house.

11. Travel trailers or motor homes may be stored on the lot. No tractor trailers, school buses or other motor vehicles exceeding a gross vehicular weight of one (1) ton shall be permitted on said lot.
12. Construction and grading work on said lot and dwelling shall not spill over onto adjacent lot.
13. No fence shall be erected or maintained in the front yard. Fences are permitted to enclose the back yard provided they are authorized and permitted by the township.
14. The dwelling on said real estate shall be connected to the Hamilton Township Municipal Sewer System.
15. Construction Time Factor: When construction of a dwelling house is started, all building, grading, and driveways are to be completed within a period of 12 months.

These restrictive covenants are dated as of July 20, 2007.

JOHN H. MYERS & SON, INC.