

**SIERRA VIEW ASSOCIATION
DEED RESTRICTIONS**

Sierra View Association
PO Box 349, Effort, PA 18330
570-646-4588

Deed Restrictions
Schedule A

This conveyance is made under and subject to the following covenants, conditions, and restrictions, which shall run with the land, viz:

1. The premises hereby conveyed shall be used for residential purposes only. No building shall be erected, altered, placed or permitted to remain on the premises hereby conveyed other than one detached single-family, not to exceed two and one-half stories in height, and a private garage for not more than two cars; minimum square footage to be not less than 700 square feet, decks not included.
2. No building shall be located on any lot nearer than 50 feet to the front line, or nearer than 30 feet to any side line.
3. Easement for installation and maintenance of utilities, roads, and drainage facilities are reserved.
4. No structure of a temporary character, trailer, basement, tent, shack, mobile home, garage, barn or other building shall be used on any lot at any time as a residence, either temporarily or permanently.
5. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept. Dogs, cats or other household pets may not be used for breeding or any other commercial purpose.
6. No lot may be kept in an unsightly manner. A lot will be considered unsightly when the following is kept on the property in an unsightly and/or dangerous manner: rubbish, trash, garbage, waste, junk cars, or debris. If the lot owner refuses to comply with this covenant, the Seller shall have the right to charge the Purchaser a reasonable fee for their services.
7. No signs for advertising purposes shall be erected or maintained on the premises or on/in any buildings on the premises.
8. An individual water supply system may be installed that conforms and is maintained according to the standards of the Commonwealth of Pennsylvania Department of Environmental Resources and any other government body having authority. Installation of the said system shall be performed simultaneously with the construction of a residence on the Purchaser's lot.
9. A septic system may be installed that conforms and is maintained according to the standards of the Commonwealth of Pennsylvania Department of Environmental Resources and any government body having authority. Installation of the said system shall be performed simultaneously with the construction of a residence on the Purchaser's lot.

10. No building or structure shall be erected upon the premises hereby conveyed without first obtaining the approval in writing of the Seller, as to location, elevation, plan and design. The Seller shall approve or disapprove the said location; elevation, plan and design within 15 days after the same have been submitted. *Universal Industries has been given the rights of approval.
11. No excavation shall be made on the premises except for the purpose of building thereon and only at the time when building operations are to commence. No earth or sand shall be removed from premises except as part of such excavation without written consent of the Seller. The building or structure must be completed within 6 months after building operations commence.
12. No Purchaser shall clear his lot of brush, trees or any buildings of any nature whatsoever, except after having first obtained the approval of the Seller in writing. Such approval to specify the time and manner in which such clearing shall be done.
13. Purchaser shall be a member of the Sierra View Association and shall pay to the Association reasonable assessments for operation expenses of the Association, for the creation, acquisition and maintenance of common property and to provide funds for the carrying out the purposes of the Association. The annual assessment together with such interest thereon and costs of collection thereof, shall be charged upon the Purchaser's land, hereby conveyed, and shall be a continuing thereon and costs of collection, shall also be the personal obligation of the purchaser owning the land at the time when the assessment fell due. The lien of the assessment provided for herein shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon the property subject to assessment. The Purchaser covenants and agrees to accept and maintain membership in the Sierra View Association as long as he shall own the premises hereby conveyed and does covenant and agree to be bound by the by-laws of said Association.
14. Certain portions of the lands of the Seller laid down on the maps as streets are not dedicated to public use and title thereto shall remain in the Seller or assigns. The Purchaser and those claiming under him may use the same for ingress and egress to and from a public road, and shall be made subject to the right of the Seller to maintain or grant their right to maintain streets, drains, fixtures for street lighting, telephone and electric poles within the lines of such roadways.
15. The restrictions as herein provided shall apply only to the above premises and may be changed by the Seller when desired by it or its successors, said restrictions being imposed for the benefit of the remaining lands of the Seller and the lands which may hereafter be acquired.
16. The Seller may designate any company or corporation for the purpose of carrying out all or part of the authority vested in the Seller by these restrictions, and may transfer to any individual or Seller shall have no further obligation or responsibility in respect thereof.

***The Seller referred to in this document is Universal Industries.