

COVENANTS

1. All Roads within the development shall be private and are not intended to be proposed for township dedication. In the event that such roads are proposed for township dedication, all expenses incurred in order to comply with any and all additional standards, requirements or improvements as required by the supervisors of Foster Township shall be assumed by the Lot Owners Association. All yearly maintenance and repair expenses shall be born by the developer until the Lot Owners Association is formed, at which time the said Lot Owners Association shall assume such responsibilities.
2. Lots are not served with central water or central sewer.
3. Utility easements exist along the lot lines and all R.O.W. lines as shown on the typical utility easement diagram.
4. The purchase of any lot in the development constitutes a compulsory membership in the Lot Owners Association.
5. Subject to the Township of Foster Zoning Ordinance, Zoning District A-1 minimum building setbacks: Front – 50', Rear – 50', Sides – 25' (50' combined).
6. Septic facilities shall be constructed in accordance with the standards as provided for in the Pennsylvania Sewage Facilities Act 537, as amended.
7. It shall be the duty of the lot owner to pay road maintenance charges as assessed by The Hickory Hills Association as set forth in Luzerne County Deed Book Vol. 1924, Page 38.
8. Those parcels shown with the suffix "A" are not an inseparable part of those other lots with the same prefix number. No well, septic system, or principal structure is permitted on the "A" portion of the lot.

I HEREBY CERTIFY THAT AUTUMN MOUNTAIN WOODLANDS IS THE EQUITABLE OWNER OF THE PREMISES SUBDIVIDED ON THIS PLAT, AS EVIDENCED BY A DEED RECORDED IN LUZERNE COUNTY IN DEED BOOK VOL., 1924 PAGE 36.

FOR AUTUMN MOUNTAIN WOODLANDS, INC.

DATE: 3/30/81

ROBERT E. FELKER, PRES.