

HARDSCRABBLE ROAD

DEED RESTRICTIONS

This conveyance is made subject to the following restrictive covenants and shall run with the land and inure to the benefit of all subsequent owners, heirs, assignees, and their assigns.

1. No portion of the lot may be used except as a single-family residence.
2. No mobile home, single wide or doublewide, shall be placed on the lot or used as a residence.
3. No billboard sign shall be permitted.
4. No structure of a temporary nature, such as mobile homes, travel trailers, mini storage units, basements, tents, garages, or outbuildings, shall be used as a residence, either temporarily or permanently.
5. No detached garage, barn, shed, or other outbuilding shall be constructed in front of the rear line of the house.
6. Lot shall not be used as a dumping area for trash, rubbish, or waste. Domestic animal waste shall be disposed of in a manner so as not to create unreasonable or noxious odors to adjoining properties. No trash, metal or machinery can be piled on the lot.
7. No portion of the surface of the lot shall be altered in any manner which interferes with the natural flow of surface water across the lot unless good and adequate provisions are made to carry such natural drainage across the lot through tile or in such a natural surface flow that does not cause damage to the abutting land.
8. The owners of the lot shall comply with all County or Township Zoning laws as may be applicable (as enacted from time to time) to the lot, and in the event of conflict between these restrictions and those zoning regulations, the most restrictive shall apply.
9. Invalidation of any one of these covenants or restrictions by final judgment or order of a Court of competent jurisdiction shall not affect any other provision which shall remain in full force and effect.
10. These covenants shall run with the land and shall be binding on all of the parties and persons claiming under them, their respective heirs, executors, administrators, successors and assigns for a period of fifteen (15) years.