

RECORDER & RECORDER

1974 NOV -6 4:11:13

MONROE COUNTY, PA.

DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS,  
EXCEPTIONS, RESERVATIONS AND CONDITIONS

The Declaration

This Declaration is made as of September 15, 1974,  
by Pleasant View Lake, Inc., A Pennsylvania Corporation,  
T/A Pleasant View Lake (Declarant)

UNDER AND SUBJECT, nevertheless, that the hereby granted lot or piece of ground and the building now or to be erected thereon shall be and remain subject to the following covenants, conditions and restrictions which shall run with the land:

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 dwelling, not to exceed two and one-half stories in height, and a private garage for not more than two cars.

2. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence, either temporarily or permanently.

3. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

4. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers.

5. Individual on-lot water systems shall be prohibited.

6. No individual sewage disposal system shall be permitted on any lot or building site unless such system is designed, designated, located and constructed in accordance with the requirements, standards and recommendations of the Pennsylvania or local public health authorities and in accordance with the subdivision maps of Pleasant View Lake, Inc., as filed in the Office of the Recorder of Deeds of Monroe County.

7. No building or part of any building shall be erected within 30 feet of the front line, 15 feet of either side line and 50 feet from the rear line. Accessory buildings may be built to within 20 feet of the rear line. Easements for installation and maintenance of utilities and drainage facilities are reserved over the front and rear 5 feet of each lot.

8. All conveyances shall be subject to the covenants and restrictions as contained in the approved subdivision maps known as Pleasant View Lake, Inc. as recorded in the Office of the Recorder of Deeds of Monroe County.

9. The Grantees at no time will convey any lot or piece of ground less than the size specified in the Deed of Conveyance from the within Grantor to the within Grantees.

10. 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 the premises except as part of such excavation.

11. An Association of property owners is to be formed and designated by such name as may be deemed appropriate, and when formed, the Grantee covenants and agrees that he, his executors or assigns, shall be subject to the payment of annual dues and assessments in compliance with by-laws, rules and regulations to be promulgated.

12. All vehicles or parts thereof shall be garaged on the premises and shall not be parked in the yards or in the front of the premises, whether or not in functional order. No inoperable motor vehicles or motor vehicles without current registration plates shall be kept on the premises whether garaged or not.

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13. The portion of the lands of the Grantor laid down on the map as streets are not dedicated to public use and title thereto shall remain in the Grantor subject to the right to convey to the association aforementioned, subject to the right of the Grantee and those claiming under them to use the same for ingress and egress to and from the public roads by the most direct course over the streets shown on said map, and if and when dedicated for public use shall be made subject to the right of the Grantee to maintain or grant the right to maintain water mains, sewer pipes, street drains, gas mains, fixtures for street lighting, telephones and electric poles, within the lines of such roadways. Provided, however, that no conveyance of the roads shall be made to the Association without the approval thereof of the Board of Directors of the Association.

14. Grantees herein, their heirs and assigns, shall have the right and privilege of bathing, fishing and ice skating in the lake of Grantor, known as Pleasant View Lake, subject to the rules, regulations, conditions and restrictions as promulgated from time to time by the Grantor, its successors or assigns. None of the foregoing activities are to be engaged in for any commercial purpose whatsoever.

IN WITNESS WHEREOF, Declarant has executed this declaration as of this 30th day of October 1974.

Pleasant View Lake, Inc.  
T/A Pleasant View Lake

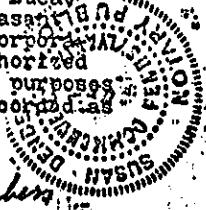
by Pat De Luca  
President



Commonwealth of Pennsylvania } ss.  
County of Monroe

On this 30th day of October 1974 before me the undersigned officer, personally appeared Pat De Luca, who acknowledged himself to be the President of Pleasant View Lake, Inc., trading as Pleasant View Lake, a corporation and that he as such being President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, and desired the same might be recorded as such.

Susan Benben  
SUSAN BENBEN, Notary Public  
Stroudsburg, Monroe Co., Pa.  
My Commission Expires March 20, 1978



State of Pennsylvania } ss.  
Monroe County,

Recorded in the office for Recording of Deeds, etc. in and for  
said County in Deed Book, Vol. 591 Page 176

Witness my hand and seal of Office the 6th day of  
November A. D. 1974

Kathryn B. Bishop  
Recorder

