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RECORDER'S OFFICE OF THE  
RECORDER OF DEEDS  
CUMBERLAND COUNTY  
PENNSYLVANIA

MAY 30 4 03 PM '80

SUPPLEMENTARY COVENANTS AND RESTRICTIONS  
FOR THE REVISED FINAL SUBDIVISION PLAN FOR  
STAGE I - SECTION B  
ALLENVIEW PLANNED RESIDENTIAL DEVELOPMENT

THIS DECLARATION, made this 10th day of April, A.D.,  
1980, by Allenview, Inc., successor to Breneman and Calabrese, hereinafter  
called Developer of Allenview Planned Residential Development, hereinafter  
called Allenview, located in Upper Allen Township, Cumberland County, Penn-  
sylvania.

WITNESSETH:

WHEREAS, Developer is the owner of the real property described on  
the said Revised Final Subdivision Plan for Stage I - Section B; and

WHEREAS, the following covenants and restrictions are supplementary  
and in addition to those adopted and recorded at the offices of the Cumberland  
County Recorder on the 27th day of December, 1976.

NOW, THEREFORE, the Developer declares that the real property  
described on the attached Final Subdivision Plan is and shall be held, trans-  
ferred, sold, conveyed and occupied subject to the covenants, restrictions,  
easements, charges and liens (sometimes referred to as "covenants and restrictions")  
hereinafter set forth in addition to those adopted and recorded as stated above.

Section 1. Revised Final Subdivision Plan. The real property which  
is, and shall be held, transferred, sold, conveyed, and occupied subject to  
this Declaration is located in Allenview, and is more particularly described on  
the attached plat, Exhibit "A", titled Stage I, Section B - Final Subdivision  
Plan, which is recorded with the Recorder of Deeds of Cumberland County, Penn-  
sylvania, Plan Book 38, Page 13.

Section 2. The following covenants and restrictions shall apply to  
Lots 37 and 38 of Section B, Stage I.

- a. A building may be erected, maintained and used as a Single-Family  
Detached Dwelling providing the northside of the building be limited in height

to one (1) story. Owing to the hillside condition, the height of the dwelling may be increased to two (2) stories on the southside. In no case shall the elevation of any part of the building exceed the elevation of the ridge as permitted on the northside except for chimneys and decorative cupolas.

b. All dwellings shall be set back fifty (50) feet from the south right-of-way line of the Pennsylvania Power and Light Company; however, pools, pool houses, drives, patios and other accessory structures and uses customarily incidental to residential uses may be erected, maintained and used in the yards of said lots when in conformance with the Upper Allen Township Zoning Regulations. Where permitted in the yard space on the northside of the dwelling, such accessory structure shall not exceed one (1) story in height.

c. Prior to construction of the Single-Family Detached Dwelling and all accessory structures, the plans shall be approved by the Developer and/or the Architectural Control Committee. The dwelling and lot shall have an appraised value of not less than One Hundred Thousand (\$100,000.00) Dollars or a gross floor area of not less than two thousand (2,000) square feet.

d. Fences, Hedges and Shrubs shall not be erected, planted or maintained in the required yard spaces or along the lot lines unless approved by the Developer or by the Architectural Control Committee. In no case shall screening be permitted in the yard space that would block the view of property owners to the north.

Section 3. The following covenants and restrictions shall apply to Lots 39, 40, 41, 42 and 43 of Section B, Stage I.

a. A building may be erected, maintained and used as a Single-Family Detached Dwelling.

b. Pools, pool houses, drives, patios and other accessory structures and uses customarily incidental to residential uses may be erected, maintained and used on said lots when in conformance with the Upper Allen Township Zoning Regulations.

c. Prior to construction of the Single-Family Detached Dwelling and all accessory structures, the plans shall be approved by the Developers and/or the Architectural Control Committee. The dwelling and lot shall have an appraised value of not less than One Hundred Thousand (\$100,000.00) Dollars or

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a gross floor area of not less than two thousand (2,000) square feet.

d. Fences, Hedges and Shrubs shall not be erected, planted or maintained in the required yard spaces or along the lot lines unless approved by the Developer or by the Architectural Control Committee. In no case shall screening be permitted in the yard space that would block the view of property owners to the north.

IN WITNESS WHEREOF, Allenview, Inc. has caused these presents to be signed by its President, attested by its Secretary and affixed hereto its corporate seal the day and year first above written.

ALLENVIEW, INC.

ATTEST:

BY: *Ben L. Bruner*  
President

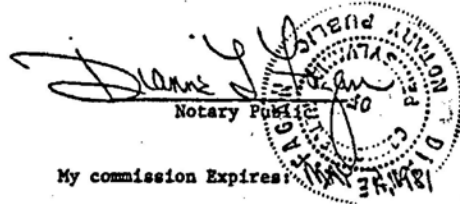
*Michelle C. Bruner*  
Secretary

(SEAL)



COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF CUMBERLAND }

On this, the 30<sup>th</sup> day of MAY, 1980, before me, a Notary Public, the undersigned officer, personally appeared BENJAMIN L. BRENEMAN, President of Allenview, Inc., successor to Breneman and Calabrese, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and that he executed same for the purpose therein contained.

  
Notary Public  
My commission Expires: \_\_\_\_\_

State of Pennsylvania } SS  
County of Cumberland }  
Recorded in the office for the recording of Deeds  
etc., in and for Cumberland County, Pa.  
In Map Book \_\_\_\_\_ Vol. 254 Page 725  
witness my hand and seal of office, at  
Carlisle, Pa. this 30<sup>th</sup> day of May, 1980  
Dianne J. [unclear]  
Recorder

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