

**MEADOW RUN - MOUNTAIN LAKE
PARK ASSOCIATION**

DEED COVENANTS

The following Rules and Regulations are found in every deed of all property sold at Mountain and Meadow Run Lake. Deed Regulations are legal and binding.

RULES and REGULATIONS in original deeds of all property sold at Mountain and Meadow Run Lake plots, in Luzerne County, Pennsylvania.

The above described premises are sold and conveyed by the above named grantors and purchased and accepted by the above named grantees as evidenced by the payment of said consideration and acceptance of this deed, and may not be sub-divided in less than single lots, and upon, under and subject to the express covenants and conditions that said premises are sold for private residential purposes only.

No temporary structure or automobile trailer shall be erected or permitted for the purpose of camping or otherwise. Only one structure, which shall be a dwelling house, may be erected thereon, including garage, if any, which shall be attached to dwelling and not built separately. No dwelling house shall be erected upon the same within the distance of forty feet from the lake front line of Lake Front. Lots of the above described premises as shown upon the plot above recited.

Any dwelling house built or erected said premises shall cost at least \$1,200.00 and that no tar paper or roll roofing materials shall be used as roofing or siding. The plans and specifications of any proposed building to be erected thereon shall be submitted to, and approved in writing by the grantors, their legal representatives of attorney-in-fact before the work of such building is begun, that said building must be completed within one year after date of commencing the construction thereof. No dirt, clay, or sand shall be removed from said premises in excavating thereon, but the same shall be used for grading and improving lot. The said dwelling house when erected shall be painted on the exterior and maintained in a proper state of repair. No outhouse, toilet or privy shall be erected on said premises unless incorporated in the residence above mentioned when erected and having connections for sewage disposal by means of a septic tank or sump which will meet the requirements of the State Board of Health. No sewage shall be disposed of directly into Mountain and Meadow run Lakes on the tributaries thereof.

No out-buildings, or sign boards shall be permitted or maintained upon said premises, and no sump holes shall be placed within ten feet of either rear lines of said lot.

No fences of a height greater than four feet shall be erected thereon.

Occupants of said premises shall not engage in the sale of malt or spirituous liquors upon said premises, keep cows, poultry or pigs thereon, nor raise dogs for the market upon the same.

In the event of the formation or incorporation of an association of the lot owners on above mentioned plot of lots Mountain and Meadow Run Lakes, the occupants of the above described premises shall be bound by such rules and regulations concerning the

use of Mountain and Meadow Run Lakes as to boating, bathing, ice skating and fishing, as may be duly formulated and adopted by such association or incorporation.

The grantors hereby also grant to the grantees, including houseguests when accompanied by said grantee, the right to the use of Mountain and Meadow Run Lakes for boating, fishing, bathing and ice skating purposes only, and also the privilege to use the bathing beaches and recreation areas as specified on said plot.

It is understood and agreed that no dock or boat house shall be erected upon said lake but that a removable float dock and one motor less boat may be maintained by the owners of each lot. No power propelled boats shall be permitted on Mountain and Meadow Run Lakes.

It is understood and agreed that this conveyance contemplates a path between lake fronts and the lakes, which path the grantee agrees to maintain in good passable order. This last covenant shall apply to lake front lots only.

The foregoing restrictive covenants shall apply to the grantee, his, her, or their heirs or assigns.