

... AND SERVICES AND ALSO in favor of Grantor and The Bell Telephone Company of Pennsylvania, or either of them, for the purpose of providing underground communications services and related products and services, and this easement shall inure to the benefit of their heirs, successors and assigns.

SUBJECT, NEVERTHELESS, to the following limitations, conditions, and restrictions which shall be binding upon the Grantees, their heirs and assigns, and which shall run with and be binding upon the parcel of land hereinabove described:

1. No dwelling house shall be erected or constructed on said parcel of land which shall cost less than \$27,500.00, exclusive of land costs, when finally completed.

2. No more than one separate dwelling house shall be erected upon said land, nor shall such dwelling house thereon erected ever be used for other than single family residential occupancy.

3. No such dwelling house shall be built or constructed on said parcel of land in front of a line everywhere thirty (30) feet distant to the rear of and concentric and/or parallel to the boundary line thereof which abuts upon the roads and/or streets mentioned above; and such dwelling house shall be erected or constructed no closer than four (4) feet to any other boundary line thereof.

4. No commercial enterprise or venture shall ever be established or maintained on said premises nor shall said premises be used or occupied in any manner objectionable to a community of the character proposed in the Grantor's plan of lots, of which the above premises are a part.

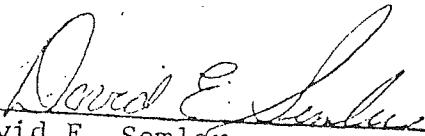
5. No signs or billboards shall ever be erected or maintained on said premises.

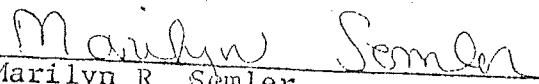
6. All sewerage and waste water shall be eliminated into the public system of the Municipal Authority of Union Township or the Township of Union and no outside water closet shall ever be erected or maintained on said premises.

7. A main dwelling house shall be erected on said premises before any other buildings may be erected thereon; and no buildings may be used or occupied for dwelling purposes other than said dwelling house or servant or guest quarters added to a garage or other building appurtenant to the dwelling house.

8. No animals, other than common household domestic pets, may be kept, maintained or raised on said premises.

APPROVED AND ACCEPTED:


David E. Semler


Marilyn R. Semler