

DECLARATION OF RESTRICTIVE COVENANTS FOR
THE DELLAROCCO SUBDIVISION
LACKAWAXEN TOWNSHIP
PIKE COUNTY, PENNSYLVANIA
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1. Lots 1-4 as drawn on the map of the Final Plan of the minor subdivision of the Dellarocco Subdivision are each comprised of two parcels as shown on the map bisected by the Erie Railroad. It is a requirement of this subdivision that the two parcels comprising each lot shall always be conveyed together as one lot in all future conveyances unless further subdivision is undertaken as permitted by local ordinances.
2. Storm water from structures requiring footing drains will be mitigated with the installation rain gutters with leaf guards and downspouts that are to be tied into perforated subsurface holding tanks for the 2.33 year storm event. All areas disturbed by construction other than driveways will be seeded and covered with hay subsequent to construction.
3. Driveways on all lots in the subdivision shall be constructed in such a manner as not to exceed a 16% grade. The use of a switchback driveway is permitted.
4. All structures on erected or installed on any lot shall be have the same exterior siding as the main structure in color, style and design. For example, if the main structure is cedar sided, then any garage, shed, outbuilding, stable, et cetera shall have cedar siding of the same color, style and design as the main structure. Half log siding may be substituted on any structure on a lot if the main structure erected is a log cabin. Earth tone vinyl siding, wood siding, stone and stucco or any combination thereof shall be permitted on any structure. Faux natural stone siding elements comprised of concrete may be permitted in lieu of natural stone on any structure.
5. Brick, white and pink vinyl siding, metal siding, including aluminum siding are specifically prohibited on the exterior of any structure erected or installed on any lot.

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6. Stucco can only be used to cover up to fifty percent of the exterior of any structure. Stucco color to compliment the earth tone siding on other parts of the structure where stucco is used.
7. All roofs of all structures on any particular lot shall match in color, style and design. For example, if the main structure has a slate tile roof, then all other structures shall have a slate tile roof of the same color, style and design. Or, for example, if the main structure has an architectural shingled roof then all other structures shall have an architectural shingled roof of the same color, style and design.
8. Any exposed basement or crawl space shall be stained in a color complimentary to the earth tone siding on the structure. Or any exposed basement or crawl space shall pargeted with dyed parget colored in such a manner as to compliment the earth tone siding on the structure.
9. Any expose basement or crawl space wall shall be screened with plantings such as, but not limited to, conifers or trumpet vines or wisteria vines in such a manner so not to obstruct a river view from any windows or doors in a basement.
10. With respect to development on steep slopes those portions of the building site defined as over fifteen percent (15%) slope shall be limited to no more than Seven Thousand (7,000) square feet of these steep slope areas may be totally cleared for building purposes. Moreover, building is encouraged to be completed in areas of less than fifteen (15) percent slope on the each parcel where this deed restriction would not apply. Lot owners may seek relief of any form from the township or a variance from the township for relief from this deed restriction, in particular, but not limited to the event the steep slope aspect of the ordinance being amended. In the interest of safety, driveways, in particular, the use of switchback driveways will be exempt from this restriction.
11. The developer and all subsequent property owners retain the right to harvest timber from their property in the interest of best forestry management practices; provided that such right shall not include the operation of a Forestry Enterprise, as defined in the

Lackawaxen Township Zoning Ordinance.

IN WITNESS WHEREOF, the party hereto has set his hand this 8th day of January, 2008 and intend to be legally bound hereby.

VINCENT D. DELLAROCCHO BA, MBA

State of Florida

County of Collier

On this 8th day of January, 2008, before me the undersigned officer, personally appeared VINCENT D. DELLAROCCHO, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained and desired the same might be recorded as such.

In Witness Whereof, I hereunto set my hand and official stamp.

Notary Public