DEED RESTRICTIONS

Tirzah

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

(2.) No building shall be located on any other lot nearer than 40 feet to the front line, or nearer than 20 feet, to any side line or nearer than 40 feet to any combined side line, or nearer than 40 feet to any rear lot line, except as noted on final recorded plot plan.

3. Easements for installations and maintenance of utility and drainage facilitles are reserved over the 20 feet of roadside and lot side of road right of way lines.

4. 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, either temporarily or permanently, except with prior written consent of Borden-Gerber, Inc.

5. No animals, livestock or poultry of any kind shall be raised, bred, or maintained for any commercial purposes.

6. No lot shall be used or maintained as a dumping for any rubbish. Trash, garbage or other waste shall be kept in sanitary containers. No motor vehicle or any substantial part of one shall be kept on the lot unless there currently licensed for operation on public highways. Commercial vehicles shall be garaged.

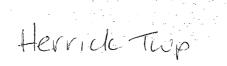
7. No individual water supply system shall be permitted on any lot or building site, unless such system is located, constructed and equipped and in accordance with the requirements, standards and recommendations of the State and/ or local public health authorities.

8. No individual sewage disposal system shall be permitted on any lot or building site unless such system is designated, located and constructed in accordance with the requirements, standards and recommendations of the State and/ or legal public health authorities. No sewage disposal system or seepage pit draining field shall be located within 50 feet of any lot line.

9. No building or structure, including water system and sewage disposal system shall be erected upon the premises hereby conveyed without first obtaining the approval, in writing, of the Seller, as to the location, elevation, plan and design within 30 days after the same has been submitted. Such approval will not be unreasonably withheld and is subject to the requirements, standards and recommendations of the State and/or legal public authorities. However, approval may be withheld on purely aesthetics grounds.

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	3	CHED
Intent	Principal Uses (4)	
ARR: Agricultural-	1) Single family dwollings	
Rural Residential	2) Two-family dwellings	1) Mu
District.	3) Agricultural uses	2) Co
This district is intended		3) MO
to provide for: 1) the	÷	4) Re
health, safety and general		5) Wh
weildre of the residents		6) In
of Herrick Township,		7) Nu
including preservation of	•	
unique farm and	5.	8) Car
recreational character;		9) Kei
2) to provide for a wide	•	10) Exc
range of land uses to be		11) Vel
Llowed throughout the		
Cownship; and 3) to		12) Jur
provide for the orderly		13) Hot
evelopment of all such		14) Dri
and uses in the Township		15) Res
n ways which are designed		16) War
o compatible with each		17) Tru
ther.		18) Out
		1
		19) Ani
		20) Fin
		21) Fun
		22) Per
1		23) Neid
		24) Pro:
		25) Priv
· · · · · · · · · · · · · · · · · · ·		26) Boar
		27) Bed
		28) Home
	V	29) Adul
		125) Addi
	One & Two Family	
Minimum	Dwellings (1)(5)	1
Minimum Lot Area	2 acres/unit	
Minimum Average Lot Width	200 ft.	
Minimum Lot Depth	200 ft.	·
Minimum Front Setback	50 ft.	
Minimum Side Setback	30 ft.	
Minimum Rear Setback	30 ft.	5
Maximum Building Height	35 ft. (3)	• 5
Maximum Lot Coverage	15%	
NOTES:		
 Multi-family standards for Section 608 may require magnetized 	und in Soction to	