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**PROPOSED  
COVENANTS AND RESTRICTIONS IN  
WOLF RUN CAMPS  
SNOW SHOE TOWNSHIP, PA**

WHEREAS, Wolf Run Development L.P., the owner of a certain tract of land is Snow Shoe Township, Centre County, Pennsylvania, intends to create and record an approved subdivision known as Wolf Run Camps and does hereby adopt the following covenants and restrictions:

**COVENANTS AND USE RESTRICTIONS:**

The following restrictions and covenants shall apply to each lot conveyed in the recorded plat plan and to any subdivision of adjoining lands hereinafter acquired by Wolf Run Development L.P. and shall run with the land and shall be binding on all parties having or acquiring any interest in the land after Wolf Run Development L.P.

1. **USE:** All lots are intended for seasonal, recreational, and hunting use. No commercial use is permitted except for the rental of the lot owner's facilities for seasonal, recreational, or hunting use. As per county regulation this is a "seasonal-use only" subdivision intended to be used not more that 180 days per year.
2. **STRUCTURES:** Structures shall be permitted on each lot, but limited to: cabin, lodge, or cottage; one private garage or storage shed, and one privy. Approval for additional structures must be in writing from the Property Owner's Association for the subdivision. Building permits, if needed, are the responsibility of the lot owner. All structures erected on any lot shall have a quality exterior finish. Tar paper or tarred shingles are not allowed as exterior siding. Any cabin, lodge, or cottage constructed shall have a minimum of 500 square feet of interior floor area. All structures erected on any lot shall be promptly and expeditiously completed, as to their exteriors, within 12 months after construction is commenced.
3. **TRAILERS AND TENTS:** Trailers and tents are permitted, but limited to camping and travel trailers and tents only. These are recognized for temporary recreational use and shall not be kept on any lot for such use for a continuous period in excess of 180 days, or in excess of 180 days in any calendar year.
4. **FURTHER SUBDIVISION:** No further subdivision of these lots is permitted except that parcels in excess of eighty (80) acres may be split one time. The residue of land held by Wolf Run Development, L.P. is permitted to be subdivided.

5. **SETBACKS AND SIDEYARDS:** Any building erected on any lot shall be setback not less that one hundred fifty (150) feet from road center line/property line and not less that one hundred (100) feet from any other exterior lot line; provided however, that while two or more adjacent lots are owned by the same party, this restriction shall apply only to the exterior lot lines on the entire group adjacent lots held by the same owner. This restriction may be waived by Developer in special cases where topography presents an obstacle to meeting said setbacks.
6. **EXTERIOR APPEARANCE:** Each lot and all improvements thereon shall be maintained by the owner so as to present a neat and attractive appearance at all times. No unregistered motor vehicles, vehicles which do not have a current inspection, junk, or debris shall be stored on the premises. Should any improvements on the premises be damaged by casualty, or become unsightly through wear and tear, the same shall be promptly razed, or restored to a neat exterior appearance. No activity shall be permitted on any lot which may be or become an annoyance to other lot owners. No owner shall build or re-grade so as to interfere with the natural drainage of surface water, if any, without installing suitable drainage facilities, adequate to handle seasonal water run-off, and so designed as to discharge water from the lot in the same area and direction as would have naturally occurred before such improvements.
7. **SIGNS:** Signs are permitted but limited to one, indicating the name of the owner or camp. It's size shall not be more than three (3) square feet in area.
8. **WATER AND SANITARY FACILITIES:** All sanitary facilities and private water supplies shall conform to all applicable Federal and State laws and local ordinances. Design, construction, and maintenance of water and sanitary construction, and maintenance of water and sanitary facilities shall be the responsibility of the lot owner.
9. **PROPERTY OWNER'S ASSOCIATION:** Each lot owner shall be a member of the Wolf Run Camps Property Owner's Association for the subdivision and shall be governed by its by-laws.
10. **ROADS:** Each lot is subject to any right-of-way as shown on the recorded plat plan of the subdivision. Each lot owner is granted the right to use any and all roads and right-of-ways that are under the control of the Property Owner's Association and shown upon the recorded plat plan. The Property Owner's Association shall be responsible for all private road maintenance. The private roads will not be maintained by Snow Shoe Township unless such roads are dedicated to public use and accepted for public use by the Snow Shoe Township Supervisors.





COMMONWEALTH OF PENNSYLVANIA )  
 ) SS.  
COUNTY OF CENTRE )

RECORDED in the Office of Recording of Deeds, etc., in and for said County,  
in Recording Book No. 815, Page 522 on June 23, 1995

Hazel M Peters  
Recorder of Deeds

ENTERED FOR RECORD  
95 JUN 23 AM 10:06  
HAZEL M PETERS  
RECORDER OF DEEDS  
CENTRE COUNTY

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