

RECORDER OF DEED
BERKS COUNTY PA

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Premises: Township of Spring, Berks County
PIN: 438507685614

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
COVERING DEVELOPMENT KNOWN AS ROYAL OAKS SUBDIVISION,
IN THE TOWNSHIP OF SPRING, BERKS COUNTY, PENNSYLVANIA,
RECORDED IN BERKS COUNTY RECORDS IN PLAN BOOK VOLUME
304, PAGE 239.

The undersigned, Forino Co., L.P., a Pennsylvania limited partnership, the record owner by virtue of a deed recorded in Berks County Records in Deed Book Volume 4002, page 2289 of the "Royal Oaks" subdivision in Spring Township, Berks County, Pennsylvania, does hereby disclose and acknowledge that the aforesaid subdivision shall be subject to the following covenants, conditions, restrictions and limitations which shall run with the land and each lot in the subdivision, and shall be binding upon the undersigned, its successors and assigns.

1. That the land to be benefited by and subject to the covenants, conditions, restrictions and limitations hereinafter set forth is those lots shown in the residential subdivision known as "Royal Oaks", situate along the westerly side of Hain Road (T- 396) in Spring Township, Berks County, Pennsylvania, said subdivision being shown on the plan of John W. Hoffert, PLS, Plan No. E-04-42 bearing date of August 5, 2004, and last revision date of June 28, 2006, which plan is recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania in Plan Book Volume 304, page 239 ("Plan").

2. That no above-ground swimming pools of any type shall ever be placed, constructed and/or maintained on any lot within the subdivision.

3. That no commercial or other non-passenger vehicle (except for one pick up truck or a small van), motorhome, motorcoach, travel trailer, trailer, mobile home, boat, jet ski, watercraft or the like shall be parked or stored on any lot within the subdivision unless such item is parked or stored within a permanently enclosed structure nor shall any such item be parked overnight on any street, alley, way or the like, within the subdivision.

4. That neither unlicensed vehicle nor vehicles that are inoperative for a period in excess of thirty (30) days shall be kept on any lot unless said vehicle is garaged. The undersigned, its successors and assigns, and the authorities of Spring Township shall be authorized to remove, at the expense of the lot owner, any such vehicle kept or stored in violation of this paragraph.

5. That the above recited covenants, conditions, restrictions and limitations shall be covenants running with the land and each lot.

6. That each separate covenant, condition, restriction and limitation recited above shall be severable and if any of them shall be held to be unconstitutional, illegal or otherwise invalid or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity

of any of the other covenants, conditions, restrictions or limitations set forth above, it being the specific intent of the undersigned that these covenants, conditions, restrictions and limitations would have been executed had such unconstitutional, illegal or otherwise invalid covenant, condition, restriction or limitation not been included herein.

7. That the undersigned and/or each owner of any lot located within the aforesaid subdivision shall have the right to enforce the covenants, conditions, restrictions and limitations recited above by appropriate legal proceedings.

IN WITNESS WHEREOF, the undersigned has caused this Declaration to be duly executed as of this 13 day of February, 2007.

FORINO CO., L.P.

By: 
Vice-President

STATE OF PENNSYLVANIA:

:SS:

COUNTY OF BERKS :

On this, the 13 day of February, 2007, before me, the undersigned officer, personally appeared John G. Smith, who acknowledged himself to be the Vice-President of Forino Co., L.P., a limited partnership, and that he as such Vice-President, being authorized to do so, executed the within declaration for the purposes therein contained by signing the name of the partnership by himself as Vice-President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



