

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
COVERING DEVELOPMENT KNOWN AS WINDSOR KNOLL SUBDIVISION,
IN THE TOWNSHIP OF WINDSOR, BERKS COUNTY,
PENNSYLVANIA, RECORDED IN BERKS COUNTY RECORDS IN PLAN
BOOK VOLUME 305, PAGE 155 KNOWN AS BICKEL SUBDIVISION

The undersigned, Forino Co., L.P., a Pennsylvania limited partnership, the record owner by virtue of a deed recorded in Berks County Records in Record Book Volume 305, page 155, of the "Bickel" Subdivision, in Windsor 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 a subject to the covenants, conditions, restrictions and limitations hereinafter set forth is those lots shown in the residential subdivision known as "Bickel Subdivision aka Windsor Knoll" situated along Ridge Road in Windsor Township, Berks County, Pennsylvania, said subdivision being shown on McCarthy Engineers Plan No. 04-120-F-P00, bearing date of February 21, 2007 and last revision date of April 16, 2007, which plan is recorded in the Office of the Recorder of Deeds of Berks County Pennsylvania in the Plan Book Volume 305, page 155.

2. 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 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.

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

4. That no unlicensed vehicle nor one that is inoperative for a period in excess of thirty (30) days shall be kept on any lot unless it is garaged. The undersigned, its successors and assigns, and the authorities of Windsor 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 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 and 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 and limitation not been included herein.

6. 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 16th this day of August, 2007.

FORINO CO., L.P.

By: _____

Vice-President

STATE OF PENNSYLVANIA:

:SS:

COUNTY OF BERKS :

On this, the ¹⁴16 day of August, 2007, before me, the undersigned officer, personally appeared John G. Smith, who acknowledged himself to be 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 limited partnership by himself as Vice-President.

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

