



Protective Covenants

Article 6. Use Restrictions
Blue Heron Woods

The Lots and the Common Facilities shall be held, used, and enjoyed subject to the following limitations and restrictions.

6.01. Restriction on Development and Construction.

- (a) Only one single-family dwelling per Lot may be constructed.
- (b) No further subdivision of any Lot is allowed.
- (c) The following building setbacks must be maintained.
 - (i) No building, structure, or other improvement in Lackawaxen Township shall be constructed within the set-back lines on any Lot, which are located less than fifty (50') feet from the front property line, less than fifty (50') feet from the rear property line or less than twenty-five (25') feet from any side property line.
 - (ii) No building, structures, or other improvement in Palmyra Township shall be constructed within the set-back lines on any Lot, which are located less than thirty (30') feet from the front property line, less than fifty (50') feet from the rear property line or less than fifteen (15') from any side property line.
 - (iii) No building, structure, or other improvement in Blooming Grove Township shall be constructed within the set-back lines on any Lot, which are located less than forty (40') feet from the front property line, less than twenty-five (25') feet from the rear property line or less than fifteen (15') feet from any side property line.
- (d) Once begun, exterior construction of all residences, garages, and outbuildings must be completed within one year.
- (e) No mobile home or trailer intended for, or capable of human habitation, whether self-propelled, towed, or transported by other means, shall be placed upon, attached to, or erected upon any lot, whether or not it is attached to, or erected upon any foundation or permanently connected to a sewage system, water supply system or electrical power.
- (f) Single story homes must have a minimum roof pitch of 8/12. Modular homes are permitted.
- (g) Garages may be either attached or detached provided that detached garages shall be of the same style as the dwelling.
- (h) Minimum enclosed dwelling area shall not be less than one thousand eight hundred (1,800) square feet.
 - (i) Square foot requirements apply to areas above grade and exclude finished basements, underground finished levels (bi-level style), garages, porches, terraces, decks, or similar additions to the enclosed dwelling area.
 - (j) The construction of outbuildings is permitted provided that all outbuildings shall be of the same construction style and material as the residence and may not be used as a dwelling.
 - (k) Trees may be cleared for construction and the development of the adjacent residential area only. Trees cannot be cleared until a building permit has been issued. Not more than fifty (50%) percent of any Lot may be cleared. This provision does not apply to the cutting or removal of any dead or hazardous trees or to setbacks along existing road frontage.

6.02. Restriction on Activities.

(a) No commercial or business enterprise shall be permitted upon any Lot except that an interior room within a residence may be used as a private office provided it is not open for the reception of customers or clients.

(b) No unregistered vehicle shall be kept on any Lot. Registered recreation vehicles shall be permitted only upon Lots improved by a dwelling.

(c) No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot except that dogs, cats or other usual and common household pets are permitted. However, no pet shall be kept in a manner that will endanger health, make objectionable noise, or constitute a nuisance or inconvenience to the owners of another Lot. No pets shall be kept, bred, or maintained for commercial purpose. Dogs shall be confined on a leash held by a responsible person whenever they are outside the boundary lines of the Lot on which they are being kept.

(d) No portion of any Lot shall be used, in whole or in part, for the storage of any property or thing that will cause the Lot to appear to be in an unclean or untidy condition or that will be obnoxious to the eye, nor shall any substance, thing or material be kept upon any Lot that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of the surrounding property.

(e) No noxious, illegal, or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person occupying any other Lot. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence is in any way noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of any other Lot.

(f) Outside burning of trash, garbage or household refuse shall not be permitted.

(g) It shall be the responsibility of each Lot owner to prevent the creation of any unclean, unhealthy, unsightly or unkempt condition on that parcel.

(h) All garbage cans, above-ground storage tanks, mechanical equipment, woodpiles, yard equipment and other similar items shall be located or screened so as to be concealed from view from adjacent or neighboring Lots, streets, and property. All rubbish, trash, and garbage shall be stored in appropriate containers.

(i) Hunting or discharging of firearms is not permitted in or upon the Blue Heron Sanctuaries.

(j) No sign shall be placed or erected advertising any vacant Lot for sale until the Declarant has conveyed all the Lots within the subdivision.

(k) All requirements of the USDA Soil Conservation Service – Pike County District Office (SCS) and Pennsylvania Department of Environmental (DEP) and other agencies with jurisdiction shall be observed. The Owner shall install and maintain all necessary soil erosion and sedimentation control measures required during any construction.