

**COVENANTS AND RESTRICTIONS FOR WATERSIDE ESTATES  
PLAN, CHIPPEWA TOWNSHIP, BEAVER COUNTY, PENNSYLVANIA**

The following Covenants and Restrictions are established by Goodview Development LLC (the “Developer”) and shall apply to all lots in the Waterside Estates Plan of Lots in Chippewa Township, Beaver County, Pennsylvania. The term of these Covenants shall be perpetual:

1. Single Family Residential Use Only. All lots in Waterside Estates shall be used for single family residential use only. No multi-family or commercial use of any type shall be built or conducted.

2. Minimum Size for Residential Dwellings. All residential dwellings shall be constructed with the following minimum square footage:

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| A. | Single Story Homes | 1,650 square feet excluding garage and basement |
| B. | Two-Story Homes    | 1,800 square feet excluding garage and basement |

3. Exterior Façade and Approval of Plans and Designs. All exterior facades shall be finished with brick to grade on at least three (3) sides. All home, plans and designs shall be approved by Developer prior to construction, which will not be unreasonably withheld.

4. Time for Commencement of the Completion. All construction of single family residential constructions must be commenced not later six (6) months after purchase of the lot and must be completed not later than one (1) year after commencement of construction.

5. Driveways and Sidewalks. All lots shall have a concrete driveway which shall be installed not later than six (6) months after completion of the residential structure. All homeowners shall construct a continuous sidewalk across the front of their property in accordance with plans, specifications and designs provided by the Homeowner's Association. In lieu of the construction of a sidewalk, the property owner may pay the estimated cost to the Homeowner's Association who will construct the sidewalks in a uniform manner.

6. Accessory Buildings. Accessory buildings are limited to a single building not greater in size than fourteen (14) feet by twenty (20) feet and which shall be located directly behind the dwelling. No other outdoor structures are permitted.

7. Fences and Walls. No fences or walls shall be constructed along the property line. All fences and walls must be at least five (5) feet inside the property line.

8. Swimming Pools. No above ground swimming pools are permitted. Any swimming pool constructed must be of in-ground design and must be directly behind the house.

9. Antennas. No outside antennas of any type are permitted except a standard size satellite antenna dish.

10. Signs. No exterior signs of any type are permitted except a "For Sale" sign for the real estate.

11. Trucks, Campers and Boats. No trucks in excess of three-quarter (3/4) ton pickup trucks shall be parked on the premises at any time. No campers or boats greater than twenty (20) feet in length shall be stored outside the property at any time.

12. Outdoor Laundry. No outdoor laundry work is permitted.

13. Pets. Each household shall no more than three (3) pets per household.

14. Waste Disposal. No one shall dispose of any waste, debris or junk on their property. No burn piles or accumulation of burn debris is permitted.

15. Enforcement. These covenants may be enforced by and property owner in Waterside Estates and shall be enforced by the Waterside Estates Homeowners Association.

16. Binding Effect. These covenants are intended to be covenants running with the land and shall be binding on all of the heirs, administrators, successors and assigns of the owners of all of the Lots in the Plan.