

PROPOSED REVISIONS AND TECHNICAL CORRECTIONS TO THE COVENANTS AND RESTRICTIONS FOR OKEHOCKING HILLS

The Board of Directors of the Okehocking Hills Civic Association has unanimously agreed to offer the following revisions and/or technical corrections to the *Covenants and Restrictions* in an effort to cure existing ambiguities and/or correct provisions which are defective, missing or inconsistent with other provisions in the Covenants.

1. Replaced applicable references to “Developer” with “Association” throughout the document.
2. Updated Exhibit “A” with the addresses and Parcel IDs for all properties subject to the Covenants.
3. Removed references to requirements that applied only before conveyance of properties from Developer to Association.
4. Added clarifications to ambiguous or undefined requirements in Article V. (*See table below for details.*)
5. Revised Article 6, Section 1 to reflect the new 10 year renewal period in lieu of the original 40 year applicability.
6. Added Article 6, Section 3 to specify that the revised 2021 Covenants supersede all prior Covenants and Restrictions for Okehocking Hills.

The proposed May 2021 Covenants and Restrictions incorporate the following updates to Article V. General Provisions and Restrictions:

OLD	NEW
<u>ARTICLE V. GENERAL PROVISIONS AND RESTRICTIONS</u>	
<p>Section 3. No construction, including excavation or site preparation, shall begin on any lot, residence or accessory building nor any major alterations made to the exterior or any existing building until the plans and specifications showing size, shape, floor plans, materials, colors, location, elevations and disposition of fill shall have been submitted to and approved by the Developer, or its successors in title or designated representatives. All such plans shall have been prepared by and bear the seal of a registered architect or engineer. The intent of such approval is to ensure all structures in Okehocking Hills shall exist in general harmony and character with each other and the topography, vegetation and other natural features.</p>	<p>Section 3. No construction shall begin and no major alterations shall be made to the exterior of an existing building until the plans have been submitted to and approved by the Board, to be in general cohesion with the then-existing character of the neighborhood. All such plans shall have been prepared by and bear the seal of a registered architect and/or engineer when required by Township Ordinances.</p>

OLD	NEW
Section 4. The following uses and improvements are prohibited or restricted unless hereinafter specifically permitted with the prior approval of the Developer and/or Association or Nominee.	
(a) No fence, hedge or other continuous obstruction or barrier of like nature shall be erected or maintained unless approved and agreed to by all adjoining property owners and developers provided for herein.	(a) No fence, hedge or other continuous obstruction or barrier shall be erected or maintained within twenty-five (25) feet of a property line unless approved and agreed upon by all adjoining property owners and the Board, to be in general cohesion with the then-existing character of the neighborhood. No fence, hedge or continuous obstruction or barrier greater than twenty-five (25) feet in total length shall be erected or maintained unless approved and agreed to by the Board who will determine if same is in general cohesion with the then-existing character of the neighborhood.
(c) No trailer, tent, recreational vehicle, outbuilding or structure of a temporary nature shall be used as a residence and no trailer, recreational vehicle, boat or unused vehicle or equipment shall be parked or stored on any lot except while such vehicle or equipment is engaged in performing work on said lot.	(c) No trailer, tent, recreational vehicle, boat, outbuilding or structure of a temporary nature shall be used as a residence. No trailer, recreational vehicle, boat or any unused, unlicensed or non-registered wheeled vehicle including, but not limited to, garden tractors, lawn equipment, all terrain vehicles (ATVs) of any character or nature shall be stored on any lot unless the item and any protective cover is more than ninety percent (90%) hidden from view from any adjoining property or from any street located within the said community. Said vehicles must be stored on an impervious surface and said items may be stored in a garage, shed or behind a natural barrier consisting of trees or shrubs provided that such storage does not conflict with any other provisions set forth in this section.
(d) No commercial or business type vehicle or equipment shall be parked on the lot except when performing work or making a delivery.	(d) No commercial vehicle or equipment shall be parked on a lot except when performing work or making a delivery, unless the item and any protective cover is more than ninety percent (90%) hidden from view from any adjoining property or from any street within the development.

OLD	NEW
<p>Section 6. No dwelling house shall be erected on any lot which shall be designed for occupancy by more than a single family; however, this shall not prohibit quarters for domestic service. On any lot only one dwelling house shall be permitted; however, this clause shall not be construed to prohibit the construction of private garages, barns or outbuildings as may be permitted by the Township Zoning Ordinance and approved by the developer. No such accessor building shall be constructed unless it is contemporaneous with or after construction of the principal dwelling.</p>	<p>Section 6. No dwelling house shall be created on any lot which shall be designed for occupancy by more than a single family; however, this shall not prohibit quarters for domestic service. On any lot only one dwelling house shall be permitted; however, this clause shall not be construed to prohibit the construction of private garages, barns or outbuildings as may be permitted by the Township Zoning Ordinance and approved by the Board.</p>
<p>Section 7. Construction of any dwelling or other permitted building must be completed within one (1) year of the date of ground breaking. Whether or not occupied, lots must be kept in neat and proper conditions at all times with respect to mowing of grass and other external care.</p>	<p>Section 7. Construction of any dwelling or other permitted building must be completed within one (1) year of the date of ground breaking. Lots under construction must be kept in neat and proper condition at all times with respect to mowing of grass and other external care. Roads adjacent to construction sites shall be kept free of mud and debris caused by the construction and same is the responsibility of the owner of the subject lot and/or property.</p>
<p>Section 11. The use of motorbikes and minibikes shall not be permitted in Okehocking Hills except duly licensed motorcycles may be used on the roads for purposes of normal transportation to and from the premises.</p>	<p>Section 11. The use of motorized vehicles not licensed for road use including motorbikes, minibikes, ATVs, golf carts and the like are strictly prohibited on any street.</p>