

Abbreviated Rules and Regulations for the
Harbor Ridge Golf Community

1. Declarant owned properties are exempt from these rules until the units are sold to third party owners
2. Residential use only. One family homes with two car attached garages, patio or townhomes only.
3. All structural and non-structural modifications must be approved in writing by the Declarant
4. Single family style homes must have a minimum square footage of 1,650 sq ft for ranch styles and 1,800 sq ft for two stories.No basement area is to be included in living area sq footage
5. Only ranch and two story homes are permitted.
6. Home construction must commence within 6 months of the date of conveyance, and completion within 18 months of date of conveyance of lot.
7. Declarant may repurchase lot should construction not begin within 6 months of conveyance.
8. Structure set-back shall be according to recorded plat plan
9. Driveways shall be brick style stamped concrete or brick pavers.
10. Storm water management plan must comply with Harborcreek Twp regulations, no property owner may modify said plan.
11. Property owner to comply with any and all government permits required
12. Plat of this planned community has been recorded at the Recorder of Deeds of Erie County
13. Submersible pumps shall be discharged into the storm sewer system of Harborcreek Township as required
14. No lot may be resubdivided
15. Homes shall be substantially completed before occupancy. No vehicle, trailer, mobile home, modular home, basement, tent, shack or garage shall be used as a residence.
16. Each lot shall be maintained and kept free from weeds, brush and debris.
17. No dirt excavation shall be done without the declarant's approval in writing.
18. Business use is not permitted
19. No oil gas or water wells are permitted
20. Mailbox designs have been established by the declarant and no other designs are to be used
21. No billboards, political signs, sales signs or other advertising signs or devices may be placed on any unit or within any window of any

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- house. A building contractor while constructing a home may use signage, and their real estate agent may use signage.
22. No light posts higher than 10' may be constructed
 23. No fence is permitted on any unit unless used to enclose inground swimming pool, or if used for decorative or ornamental purposes. No hurricane or chain link fencing allowed.
 24. No tractors, trailers, commercial vehicles, non-licensed vehicles, mobile homes, camping trailers, camping units, snowmobiles, jet skis, boats or boat trailers may be parked or stored on any unit unless parked within an enclosed garage.
 25. No television tower or radio tower or antenna in excess of 5 feet, and no radio or satellite dish in excess of 2 feet in diameter
 26. No dog pens, above ground swimming pools or basketball hoops (unless erected on a free standing pole) are allowed
 27. All utilities shall be constructed underground
 28. No vegetable garden allowed on any unit until after the house is constructed for domestic use only and located behind the house.
 29. Pets allowed as follows: no more than 2 (2 dogs, 2 cats or 1 dog and 1 cat). No Doberman Pinschers, Pit Bulls, Chow-Chows, Shar-peis or Rottweilers may be kept by anyone unless written approval of the Association. Other domestic pets allowed (pets, birds, fish) No exotic pets such as snakes, ferrets, lizards, pigs or other animals. (Breed specific rule being evaluated by the board)
 30. No obnoxious or offensive activities
 31. Declarant reserves title to the streets for the purpose of conveying title to Harborcreek Township
 32. All restrictions and covenants shall be binding upon all units and owners. Any breach if continued for a period of 30 days, unit owners may apply to any court of law for relief.
 33. Mortgage financing is permissible.
 34. No delay in enforcement shall be considered a waiver.
 35. Declarant's rights continue until such time as the last unit is transferred, at which time the Harbor Ridge Golf Community Homeowner's Association shall accept transfer of these rights.
 36. These provisions continue until December 31, 2018 and will automatically extend for a period of ten years, and thereafter for successive ten years.
 37. These restrictions shall be construed under the laws of the Commonwealth of Pennsylvania.