



**Prepared By:**  
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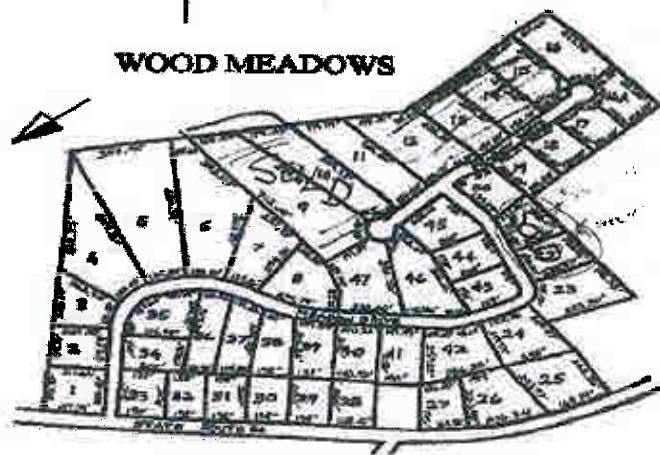
## *Gorgeous Building Lots*

### Features

Lot sizes .63 to 3.31 acres  
 Priced from \$22,000 to \$42,500  
 Underground Utilities  
 Beautiful setting  
 2 lovely homes already built  
 Across from Country Club  
 Private, paved road  
 See subdivision restrictions

MLS # 86459  
 Vacant Land  
 Lots and Land

Acreage: 0.000

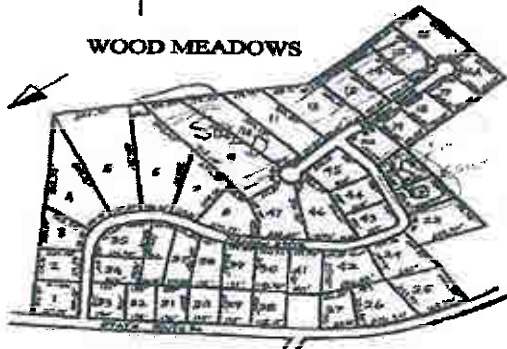


**0000 Meadow  
 Saegertown, PA**

*Presented at*  
**\$ 22,500**

Lots are available from .63 up to 3.31 Acres and can be purchased in multiples. Prices range from \$22,000-\$42,500, depending on lot size. All lots offer great views, paved street, and Wood Meadows Subdivision restrictions will ensure that all neighboring homes will be in upper price range and maintained in a manner that entire development will benefit.

March 5, 2009



MLS #: 86459  
 List Price: \$ 22,500  
 Lot Dim: 0.7to3.3 acres  
 # of Acres: 0.0000  
 \$ per Acre:  
 Est Frontg: 0

Status: Active  
 Property Type: Vacant Land

Till:  
 Woods:  
 Pasture:  
 Area: 04 Hayfield/Woodcock Twp  
 Possession: Closing  
 Address: 0000 Meadow  
 Saegertown, PA 16433

Terms:

### Specifications/Legal

Elec: Available  
 Elec Avail:  
 Gas: Available  
 Gas Avail: Yes  
 Water: Private  
 Water Inc.: No  
 Sewer: Public  
 Sewer: Yes  
 OGM:  
 TV: Cable  
 Cable Avail: Yes  
 Pond Storm: No  
 Sidewalk: No  
 Elem Sch: Saegertown  
 Jr. High Sch: Saegertown  
 Sr. High Sch: Saegertown  
 Extras:

Tax Map #:  
 Zoning: R-1 Single Family Res  
 Deed: N/A  
 Municipal: Woodcock  
 Sys App:  
 Topography: Slight Slopes  
 Lot Descr: rolling/open  
 Access: Paved, Private  
 Perc Test: No  
 Perc Test Septic Permits:  
 Special Features: Lots .63 to 3.31 acres

Present Use: Subdivision, Vacant Lot

Possible Use: Single Family

### Taxes/Fees

Tax Year: 0  
 Tax Amt: \$ 0  
 School Tax: \$ 0  
 Mun Tax: \$ 0  
 County Tax: \$ 0

### Contingencies/Exclusions

Complete plan restrictions available at LO. No DW

### Public Description

Lots are available from .63 up to 3.31 Acres and can be purchased in multiples. Prices range from \$22,000-\$42,500, depending on lot size. All lots offer great views, paved street, and Wood Meadows Subdivision restrictions will ensure that all neighboring homes will be in upper price range and maintained in a manner that entire development will benefit.

### Directions

Route 86 North of Meadville across from Meadville Country Club turn right into Woodland Meadows.



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# WOOD MEADOWS SUBDIVISION

## AMENDED RESTRICTIONS

JUNE 7, 2001

200100007660  
Filed for Record in  
CRAWFORD COUNTY PA  
CAROL A. STAINBROOK  
06-20-2001 02:36 pm.  
AGT 27.50  
DR Book 523 Page 838 86!

WOOD MEADOWS INC., A Pennsylvania Corporation, hereinafter referred to as first party, does hereby make, publish and declare that the lots and property designated as WOOD MEADOWS SUBDIVISION in Woodcock Township are subject to the hereinafter enumerated restriction covenants and conditions, to which said lots and property are subjected, all of which shall be binding upon and inure to the benefit of present and future owners of said lots, their successors and assigns and all such restrictions, covenants and conditions are imposed upon each lot of said Subdivision, as a servitude in favor of each and every lot. Said restrictions, covenants and conditions are as follows

1. **Construction** Owner and or Owner's contractor are responsible for all building permits. Before construction activities begin on any lot, the lot owner will apply to the Department of Environmental Protection for a transferee agreement assuming responsibility under permit number PAR102308 for discharge of storm water from construction activities for the lot(s) being disturbed. The transferee will become liable for any and all liability under the permit for violations of the permit caused by the there construction activities. Construction shall not begin until an approved permit has been issued by the Department of Environmental Protection to the lot owner

2. **Setbacks and Easements**. There are hereby established building lines and easements for utilities which are burdens on and benefits for the lots said subdivision:

a. **Building lines**. All structure setbacks shall be in accordance with Woodcock Township Zoning Ordinances for minimum footage from the street line. To the extent that the building lines on a subdivision map conflicts with this rule, this rule shall prevail and control. Except as provided in subparagraph 2 (c), no structure, shall be erected within the minimum footage on one side and the total from both side lines of a lot per Woodcock Township Zoning Ordinances.

b. **Easement**. Except as provided in subparagraph 2(c), there shall be an easement of 10 feet width which shall extend along and be parallel with each side line, rear line and front line of each lot, which said easement shall be for utility right of way purposes in order to permit utilities to construct, erect, maintain and repair underground and above ground utility lines for the benefit of the lots in the subdivision. An easement to Woodcock Township for the maintenance of storm water structures and other drainage systems applies to some lots in the subdivision. The location of these easements can be found in the Crawford County Plan Book Vol. 15 at Page 13.

c. **Building across lot lines**. In the event that an owner(s) owns two adjoining lots; said owner(s) may erect a private residential dwelling that crosses or straddles the common interior line that separates the lot. In that event (i) building line restrictions set forth in paragraph 2(a) shall not apply to the common or interior line between the two adjoining lots but shall apply to the outside lines of said lots; and (ii) there shall be no utility easement as set forth in 2(b) of either side of the interior line across which the residential dwelling in constructed, except the easement granted to Woodcock Township on lots.

3. **Use.** No lot shall be used for any purpose other than private residential purpose.

a. All dwellings shall be a single family dwelling house, no duplex, apartments, trailers or other similar structures shall be permitted, on any lot.

4. **Size of Dwelling** No dwelling other than a single family dwelling with at least a two (2) car attached garage or integrated garage, shall be erected on any lot in said subdivision Not more than one (1) such dwelling shall be erected on any one (1) lot, and any dwelling house there on erected shall have a living area exclusive of porches, patios, breezeways, and garages as follows:

TYPE OF DWELLING	MINIMUM LIVING AREA	
Single Story	1,600 Sq. Ft	
Split Level	2,000 Sq. Ft	
One and One Half Story	2,000 Sq. Ft	first floor minimum area of 1,000 sq. ft
Two Story	2,000 Sq. Ft	first floor minimum area of 1,000 sq. ft

5. **Plan Approval:** No building (including the dwelling) or other structure (for example: an additional free standing garage) shall be erected or maintained on any lot in said subdivision, unless the plan therefore showing nature, kind, shape, height and location of said structure, the elevation therefore and the grading plans of the lot to be built upon shall have been submitted to and approved in writing by the first party or such other authority as first party shall designate for such purposes. Disapproval shall be forthcoming within one week otherwise plans shall be considered approved.

6. **Completion:** No dwelling shall be constructed for sale or occupancy as a partially completed building, but all dwellings shall be substantially completed before occupancy and this shall include the final coat of paint and the same shall be accomplished on or before one year from the date of beginning construction.

7. **Landscaping:** All lots shall be graded and seeded not later than the first planting season after construction of the dwelling is completed. All owners must follow the guidelines set forth by Crawford County Soil Conservation for soil and erosion and storm water runoff as per their rules and regulations during and after construction. The general character of the landscaping should enhance, focus and beautify the existing views.

8. **Driveway:** Within one year of commencement of construction of a dwelling a driveway to the garage shall be constructed. The driveway shall be of concrete, asphalt, brick laid in concrete, or other material and construction of equal or better quality. There shall be no gravel driveways after said one year from commencement of construction of dwelling. All driveways within the development must have the type and size of the pipe approved by Woodcock Township. All lot owners with driveways onto State Route 86 must obtain a driveway permit from the Pennsylvania Department of Transportation.

**9. Lot Maintenance:** Each lot owner shall maintain all construction sites on the owner's lot in a clean and neat condition, to cause improvements to be completed promptly and in a good and workmanlike manner, and to maintain all improvements erected on such owner's lot in good and neat condition and repair, including, without limiting the generality of the foregoing, the painting, repair, replacement and care of roofs, gutters, down spouts, exterior building surfaces, trees, shrubs, grass, walks, piers, revetments and other improvements. Each lot owner shall keep the grass and shrubs on such owners lot (including any grass within any easement on, in, over and through his lot), as well as any grass and shrubs within the public right of way between the lot and the paved portion of the Public Street or Private Drives, mowed and pruned irrespective of whether or not a dwelling has been erected on the owners lot.

**10. Fences and Hedges:** No building wall, hedge, fence, swimming pool or clothes drying pole, or other structure shall be erected or maintained unless the plans and specifications therefore showing the nature, kind, shape, height, material, color scheme, and location of same, and the grading plans of the lot to be built upon said land shall have been submitted to and approved in writing by first party.

**11. Title to Streets:** First party reserves title to the streets and roads for the purpose of conveying such title to Woodcock Township or for the dedication thereof as public streets and roads. Lot owners their heirs and assigns, shall however have the right to ingress and egress over and on said streets and roads. No driveway or access to Meadow Drive will be permitted for a purpose other than ingress and egress to a lot(s) of Wood Meadows Subdivision without written approval of 75% of the lot owners, (each lot constitutes one vote) and recorded as an amendment to these restrictions. First party, its heirs and assigns further reserve the rights and full use of the streets and roads for the purpose of constructing, erecting, and maintaining conduits to be used for any and all purpose. There shall be no parking on streets and or cul de sac.

**12. Signs:** No advertising signs, billboards, or other advertising devised shall be erected or suffered to remain in the subdivision, except with the written permission of the first party.

**13. Minerals:** No commercial oil or gas well shall be drilled and, no sand, gravel or earth, other than the amount necessary to improve the premises, shall be removed from any lot

**14. Animals:** That no animals except household pets shall be kept or maintained on said such premises, and these shall not be maintained for breeding, kennel or commercial purposes and that such animals are not a source of annoyance or nuisance to the neighborhood or other lot owners and do not roam at large. No animal pens or chain like fences are permitted. Invisible fencing is recommended for constraint of pet animals.

**15. Light Poles:** No lot owner shall construct an individual outside pole over ten (10) feet in height for the purpose of placing an exterior light there on, and all wires will be placed underground. Any variation from this restriction must have approval from the party of the first part.

**16. Prefabricated Improvements:** No building of any nature shall be moved on to any lot without the written, consent of first party.

08/08/2002 10:00 PM

17. **Vegetable Garden:** No vegetable garden shall be maintained, on any lot until after the dwelling is completed and then only at, the residence.

18. **Street Lights:** Lot owners agree to pay their pro-rata share of the costs and expenses of the installation, and operation of street lights as established by the proper authorities of Woodcock Township, Pennsylvania.

19. **Building Materials:** No lumber, metals, bulk materials, refuse or trash shall be kept, stored or allowed to accumulate on any Lot, except building materials during the course of construction or placement of any approved Improvements and items normally associated with residential living, such as firewood.

20. **Trash:** If trash or other refuse is to be disposed of by being picked up and carried away on a regular and recurring basis, then containers may be placed in the open on any day that pickup is to be made at such place on the Lot so as to provide access to persons making such pickup. At all other times such containers shall be stored in such a manner so that they cannot be seen.

21. **Vehicles and Watercraft:** No junk vehicle, unlicensed or inoperable motor vehicle, and no commercial vehicle, boat, trailer, camper, house trailer, bus, tractor, lawn mower or other similar machinery or equipment of any kind or character shall be kept upon a Lot unless stored or parked within garages or other permitted structures, nor (except in bona fide emergencies) shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out thereon. No trailers, boats on trailers or motor vehicles of any kind shall be regularly parked upon any of the Public Streets.

22. **Obstructions:** No Improvements shall be placed or permitted to remain upon any Lot which may damage or interfere with any Easement for installation or maintenance of utilities, or which may unreasonably change, obstruct or retard directions or flow of any drainage channels within any Easement.

23. **Resubdivision:** No Lot other than a Lot owned by the First Party shall be subdivided.

24. **Temporary Buildings:** No trailer, basement, tent, mobile home, shack or other temporary building shall at any time be occupied or used as a residence in Wood Meadows.

25. **Modular Homes:** Modular or modular-like homes may be permitted in Wood Meadows, subject to these restrictions and house plan approval by Wood Meadows Corporation. No "A" frames, cabins, or mobile homes including double wide mobile homes are permitted in Wood Meadows.

26. **Housing Appurtenances:** Air conditioning compressors, oil tanks, trash storage areas, and propane tanks shall not be visible from the front of any house and, must be adequately screened from the road and neighbors' view with approved screening materials and/or landscaping.

00/00/2002 10:00 AM 01/11/2002

27. **Mailboxes:** Mailboxes and other house identification(s) shall be non-obstructive and blend in with natural surroundings. Separate newspaper boxes are not permitted. Placement of Residents' name is optional.

28. **Association:** The rights, powers, obligations and duties of first party here in, may at the option of the first party, be assigned and transferred to any association, maintenance commission, or corporation to be formed by first party, whose members shall be the lot owners of said subdivision. Upon such assignment or transfer, the rights, obligations and liabilities of first party shall thereafter be relieved and released from all such rights, obligations, and liabilities as herein stated without further act or deed.

29. **Enforcement:** All provisions, conditions, restrictions, and covenants herein shall be binding on all lots and parcels of real estate and the owners thereof, regardless of the source of title of such owners, and any breach thereof, if continued for a period of thirty (30) days from and after the date that any property owner shall have notification writing the owner or lessee in possession of the lot upon which such breach has been committed to refrain from a continuance of such action and to correct such breach, shall warrant the first party or other lot owner to apply for proper relief, and if such relief be granted the court may, in its discretion, award to the plaintiff in such action, his reasonable expenses in prosecuting such suit, including attorney's fees.

The foregoing provisions, conditions, restrictions, and covenants in this document shall be defeated or rendered invalid in whole or in part, by virtue of any foreclosure proceedings, deeds in lieu of foreclosure or executions, by operations of law or other proceedings, and instead shall remain binding and enforceable in whole or in part against the properties, in whole or in part, notwithstanding any such legal proceedings and unless and until amendment under paragraph 31 following.

Each of the provisions, conditions, restrictions, and covenants in this document shall be deemed and construed to be continuing. No waiver of any breach of any of the provisions, conditions, restrictions, and covenants in this document shall be construed to be a waiver or breach of the same, nor shall any failure to enforce any of the provisions, conditions, restrictions; and covenant of this document by actions of law, verbal assertions, writings or otherwise be construed as a waiver of said provisions, conditions, restrictions, and covenants.

30. **Severability:** In the event that any one or more of the provisions, conditions, restrictions, and covenants herein set forth shall be held by any court of competent jurisdiction to be null and void, all remaining provisions, conditions, restrictions, and covenants herein set forth shall continue unimpaired and in full force and effect.

31. **Perpetuity and Amendment:** The aforesaid provisions, conditions, restrictions, and covenants and each and all thereof shall run with the land and continue and remain in full force and effect at all times and against all persons until the owners of 75% of the lots in said subdivision shall by written instrument, duly recorded declare a termination or modification of the same. Rules set forth by the Commonwealth of Pennsylvania, Department of Environmental Protection and Woodcock Township cannot be changed by the above process.

32. Miscellaneous: All the restrictions set forth herein shall apply to all the lots of Wood Meadows shown on the plot or plan thereof recorded December 12, 1997, in the Office of the Recorder of Deeds of Crawford County, Pennsylvania, in Plan Book 15, Page 57, and are made a part of each and every deed for any lot conveyed by Wood Meadows Corporation in Wood Meadows Subdivision, out of said plan by reference with the same legal force and effect as though written into each deed and also are made a part of the plan recorded in Plan Book 15, Page 57 with the same legal effect as if said restrictions were written on said recorded plan.

33. General Purpose of Conditions and Covenants: The real property of said Subdivision is subject to the provisions, conditions, covenants, and restrictions herein declared in order to insure the best and most appropriate use and development of the Subdivision solely as a residential area to properly protect the owners of building sites against improper use of surrounding building sites such as will depreciate the value of the property, to preserve so far as practicable, the natural beauty of said real property; to guard against the erection of poorly designed or proportioned structures built of improper or unsuitable materials, to obtain harmonious color schemes; to encourage and secure the erection of attractive homes thereon, with appropriate locations thereof of building sites, to maintain proper setbacks from the streets together with adequate space between structures; and in general to provide adequately for a high type and quality of improvements in said Subdivision, and thereby enhancing and maintaining the value of building sites therein.

In witness whereof, Wood Meadows Corporation, through Larry G. Kebert, President, has heretanto set his hand and seal this 20<sup>th</sup> day of June, 2001.

Wood Meadows Corporation

By Larry G. Kebert  
Larry G. Kebert

Attest:

Ally Ally D  
Secretary

