

*Gordon D. Kissinger*  
**AGENCY**



Established 1934

★  
**REALTORS**  
Telephone 238-6772

P. O. Box 107  
Realty Exchange Bldg.  
245 South Allen Street  
STATE COLLEGE, PA.  
16801

April 10, 1969

College Township Supervisors  
Municipal Building  
State College, Pennsylvania 16801

Gentlemen:

Re: Centre Hills Development Plans

In connection with providing for future sewers in the area of the Centre Hills Subdivision which has received final approval, I plan to proceed as follows:

1. Have the preliminary sewer plans prepared for the entire area;
2. Have said plans approved by College Township Sewer Authority;
3. Obtain a permit for a capped sewer system, if required, from the Commonwealth.

In general, after having received proper approval of design and elevations, it is my intention to install laterals where necessary under paved roads so as not to make it necessary to tear up paved streets in order to later install said laterals. Collector mains will be placed in the berm or at the rear of the lots (according to plan) at the time sewage service is available to the area. In this manner it will be possible to provide for future sewers without having to dig up the paved street for mains and laterals.

Respectfully submitted,

GORDON D. KISSINGER AGENCY

BY:

*Gordon D. Kissinger*

GDK:ct

Associate: Kissinger & Bryant, Insurance

Exh. 6.1 I

**CENTRE HILLS DEVELOPMENT  
RESTRICTIVE COVENANTS**

**This conveyance is made UNDER AND SUBJECT to the following easements, restrictions, conditions and covenants, which shall be construed to run with the land and be binding upon the Grantees, their heirs and assigns as follows:**

- 1. The above-described premises shall be used for residential purposes only, and no building shall be erected, altered or permitted on the premises other than a one-family residence and a private garage for not more than three cars, and no garage shall be used for residential purposes.**
- 2. No building shall be erected nearer to the line of any street than 40 feet, nor nearer to any side lot line than 15 feet.**
- 3. No building or fences shall be erected, altered or placed upon the premises herein conveyed until a reasonably complete set of plans and specifications for the same shall have been furnished to Gordon D. Kissinger, his heirs or assigns, and such plans have been approved in writing. And the Grantees further agree that no changes shall be made in said plans and specifications without the written consent of the Grantors.**
- 4. No trailer, camper or similar vehicle, basement, tent, shack, garage, barn or other building of a temporary nature shall be constructed, placed or allowed to remain on the premises, whether used for dwelling purposes or not.**
- 5. Each residence must provide for off-the-street parking with a paved driveway. Each building shall be provided with gutters and downspouts, and all roof water shall drain to underground sumps.**
- 6. The parkway area between the curb line of any street abutting on this lot and the adjacent lot line of the Grantees herein shall be planted and kept in grass comparable with the grass lawn on the lot and no plantings shall be made or any mailbox or other structure erected on said parkway area without written permission having first been secured from Gordon D. Kissinger, his heirs or assigns.**
- 7. No antenna of any kind may be fastened to the chimney or any other part of a building on the premises, nor may any free standing antennas be placed on the premises without first securing from Gordon D. Kissinger, his heirs or assigns, written permission of the type and height of the antenna structure and its location on the premises.**
- 8. At the time that building improvements are erected on the premises and before occupancy thereof, Grantees provide at their expense a post light of 100 watt mercury vapor, or approved equal, with automatic dusk-to-dawn switches.**
- 9. Landscaping of the premises will be professionally done in accordance with plans submitted to and approved by the Grantors.**
- 10. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lots, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.**
- 11. These restrictions shall expire on April 1, 1988.**

*Exhibit II*

**DALEVUE DEVELOPMENT**  
**(Area Plotted by Dale)**  
**RESTRICTIVE COVENANTS**

**This conveyance is made UNDER AND SUBJECT to the following easements, restrictions, conditions and covenants, which shall be construed to run with the land and be binding upon the Grantees, their heirs and assigns as follows:**

- 1. The above-described premises shall be used for residential purposes only, and no building shall be erected, altered or permitted on the premises other than a one-family residence and a private garage for not more than two cars, and no garage shall be used for residential purposes.**
- 2. No building shall be erected nearer to the line of any street than 40 feet, and nearer to any side lot line than 15 feet.**
- 3. No building or fences shall be erected, altered or placed upon the premises herein conveyed until a reasonably complete set of plans and specifications for the same shall have been furnished to Gordon D. Kissinger, his heirs or assigns, and such plans have been approved in writing. And the Grantees further agree that no changes shall be made in said plans and specifications without the written consent of the Grantors.**
- 4. No trailer, camper or similar vehicle, basement, tent, shack, garage, barn or other building of a temporary nature shall be constructed, placed or allowed to remain on the premises, whether used for dwelling purposes or not.**
- 5. Each residence must provide for off-the-street parking with a paved driveway. Each building shall be provided with gutters and downspouts, and all roof water shall drain to underground sumps.**
- 6. The parkway area between the curb line of any street abutting on this lot and the adjacent lot line of the Grantees herein shall be planted and kept in grass comparable with the grass lawn on the lot and no plantings shall be made or any mailbox or other structure erected on said parkway area without written permission having first been secured from Gordon D. Kissinger, his heirs or assigns.**
- 7. No antenna of any kind may be fastened to the chimney or any other part of a building on the premises, nor may any free standing antennas be placed on the premises without first securing from Gordon D. Kissinger, his heirs or assigns, written permission for the type and height of the antenna structure and its location on the premises.**
- 8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lots, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.**
- 9. At the time that building improvements are erected on the premises and before occupancy thereof, Grantees provide at their expense a post light of 100 watt mercury vapor, or approved equal, with automatic dusk-to-dawn switches.**
- 10. These restrictions shall expire on April 1, 1988.**

*Exhibit III*

**DALEVUE DEVELOPMENT (PASTURE AREA)  
RESTRICTIVE COVENANTS**

1. The above-described premises shall be used for residential purposes only. No building shall be erected, altered or permitted on any lot other than one detached dwelling not to exceed two stories in height and a private garage for not more than three cars, except that a professional office used by the owner of the premises not exceeding 750 square feet in area or one apartment not exceeding 750 square feet may be contained within the main building. Professional office shall include only the learned professions, and specifically excludes beauty parlors, private schools and other quasi-professional occupations.
2. No building shall be erected nearer to the line of any street than 40 feet, nor nearer to any side lot line than 15 feet.
3. No building or fences shall be erected, altered or placed upon the premises herein conveyed until a reasonably complete set of plans and specifications for the same shall have been furnished to Gordon D. Kissinger, his heirs or assigns, and such plans have been approved in writing. And the Grantees further agree that no changes shall be made in said plans and specifications without the written consent of the Grantors.
4. No trailer, camper or similar vehicle, basement, tent, shack, garage, barn or other building of a temporary nature shall be constructed, placed or allowed to remain on the premises, whether used for dwelling purposes or not.
5. Each residence must provide for off-the-street parking with a paved driveway. Each building shall be provided with gutters and downspouts, and all roof water shall drain to underground sumps.
6. The parkway area between the curb line of any street abutting on this lot and the adjacent lot line of the Grantees herein shall be planted and kept in grass comparable with the grass lawn on the lot and no plantings shall be made or any mailbox or other structure erected on said parkway area without written permission having first been secured from Gordon D. Kissinger, his heirs or assigns.
7. No antenna of any kind may be fastened to the chimney or any other part of a building on the premises, nor may any free standing antennas be placed on the premises without first securing from Gordon D. Kissinger, his heirs or assigns, written permission for the type and height of the antenna structure and its location on the premises.
8. At the time that building improvements are erected on the premises and before occupancy thereof, Grantees provide at their expense a post light of 100 watt mercury vapor, or approved equal, with automatic dusk-to-dawn switches.
9. These restrictions shall expire on April 1, 1988.

Exhibit IV