

*Welcome to country living at its finest!*

# **Edgewood Farms & Farmview**

*Two of Pine Grove's newest subdivisions*

*Prices starting at \$45,900*

*1-acre lots and larger*



[www.move2pennsylvania.com](http://www.move2pennsylvania.com)

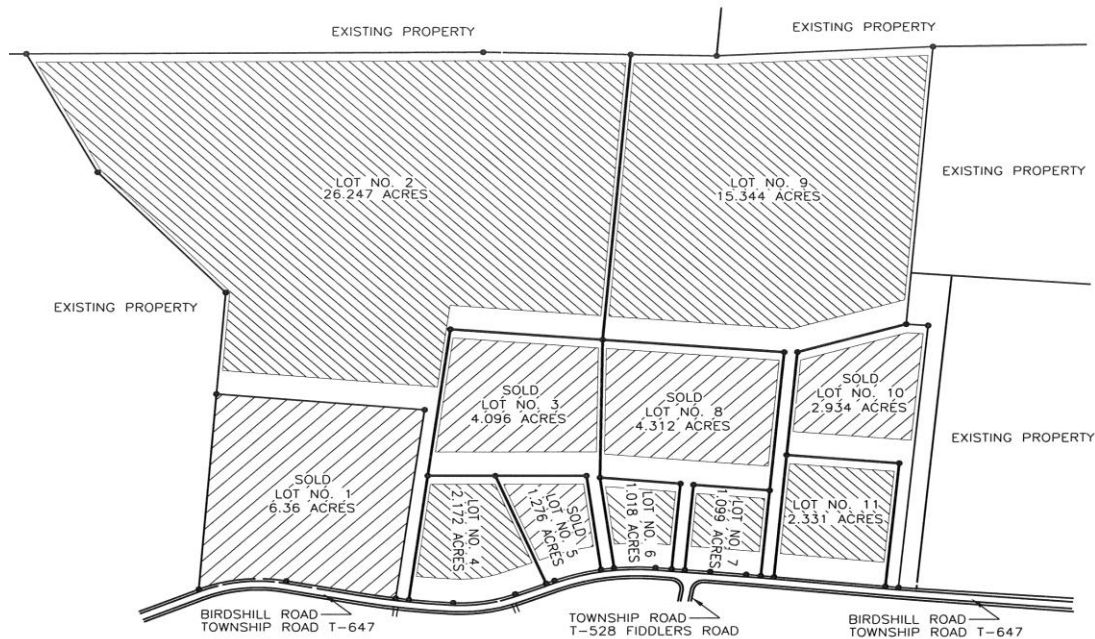
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# Edgewood Farms



EDGEWOOD FARMS SUBDIVISION

- |         |           |            |          |           |            |
|---------|-----------|------------|----------|-----------|------------|
| • Lot 2 | \$307,000 | 26.2 acres | • Lot 9  | \$199,000 | 15.3 acres |
| • Lot 4 | \$65,000  | 2.2 acres  | • Lot 11 | \$72,000  | 2.3 acres  |
| • Lot 7 | \$52,000  | 1.1 acres  |          |           |            |

Choose your own builder

Fantastic, country setting

Washington Township

Wooded, rolling hills

Pine Grove School District

Come home to rural east/central PA!



# DEED RESTRICTIONS

## EDGEWOOD FARMS & FARMVIEW

**UNDER AND SUBJECT** to the following Restrictions and Reservations that shall run with the land:

1. All land uses shall be for single-family residential purposes. Not more than one single family dwelling house and attached private garage, with a minimum total area of 2,000 sq. ft. of heated living space for two story structures and 1,400 sq. ft. of heated living space for one story structures, exclusive of garage/carport and basement areas shall be erected on the Lot.

2. All dwellings shall have a full basement underneath the living area unless the lowest floor is part of the living area as in a bi-level design.

3. No single or double-wide mobile homes, either with or without permanent foundations, shall be constructed or installed on a Lot. Modular homes that meet the building requirements are permitted.

4. Neither the Grantee, nor any heirs, personal representatives, successors or assignees of the Grantee, shall subdivide the Lot by conveyance or otherwise.

5. The pitch of the roof of any building or structure must be at least 5/12.

6. The Grantee shall mow, maintain, and keep free of debris and trash, the Lot and all areas between any boundaries of the Lot, including the boundary which fronts upon a public street to the edge of the paved cartway.

7. The Grantee, by acceptance of this Deed, for the Grantee, and for the successors, heirs, personal representatives, and assigns of the Grantee, agrees to and with the Grantor, its successors and assigns, that these restrictions and conditions shall be covenants running with the land, and that in any deed or conveyance of the Lot, to any person, corporation, partnership or association these restrictions and shall be lawful for the Grantor or any other successor of the Owner, to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions either to prevent him, her it or them from doing so or to recover damages for such violation, including attorneys' fees.

8. Invalidation of any of the Restrictive Covenants by final judicial decree shall in no wise affect any of the other provisions which shall remain in full force and effect.