

## **EXHIBIT F (continued)**

This conveyance is made under and subject to any municipal ordinance or regulation, including zoning, subdivision, or other regulations, and the following restrictive covenants, for the benefit of all lot purchasers, which shall run with the land, viz:

As to lots in Section LL-4.

- (1) The premises hereby conveyed shall be used for residential purposes only. No building shall be erected, altered, placed, permitted to remain on the premises hereby to be a conveyed other than a one single family dwelling not to exceed two stories in height which shall be no more than 28 feet above the existing natural ground level at the front set back line, and a private garage for not more than two cars. A one-story dwelling shall have a minimum floor space of 1200 square feet exclusive of basement area and garage. A two-story dwelling shall have a minimum floor space of 800 square feet on the first floor and 400 square on the second floor, exclusive of basement area and garage. No lot may be further subdivided.
- (2) No building shall be located on any lot nearer than 60 feet to the front lot line, nor nearer than 75 feet to rear lot line, nor nearer than 30 feet from side lot line, except Lots 1101 through 1109 where no building shall be located on any of said lots nearer than 15 feet to the front lot line. Side and rear line set backs are to be the same as on all other lots in this section.
- (3) Easements for installation and maintenance of utilities and drainage facilities are reserved over the 20 feet on each lot adjacent to a street and over the 10 feet on each lot adjacent to another lot line and further as shown on the plot maps filed in the Monroe County Courthouse for section LL-4 at Plot Book 64, Page 207.
- (4) No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence either temporarily or permanently.
- (5) No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that a dog, cat, or other household pet may be kept provided that they are not kept, bred or maintained for any commercial purposes.
- (6) No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers.
- (7) No individual water supply system or sewage disposal system shall be permitted on any lot or building site unless such system is designed, constructed and equipped in accordance with the requirements, standards, and recommendations of the State and/or local public health authorities, and its location approved by the Seller.
- (8) NO BUILDING OR STRUCTURE SHALL BE ERECTED UPON THE UPON THE PREMISES HEREBY CONVEYED WITH OR FIRST OBTAINING TIIB APPROVAL IN WRITING OF INDIAN MOUNTAIN LAKE DEVELOPMENT CORPORATION (SELLER), ITS SUCCESSORS OR ASSIGNS, AS TO LOCATION, ELEVATIONS, PLAN AND DESIGN, INCLUDING LANDSCAPING PLAN, AND THE TYPE OF EXTERIOR MATERIALS PROPOSED. The Seller shall approve or disapprove the salesman, elevations, plan and design, including landscaping plan, and the type of exterior materials processed within 30 days after the same have been submitted in proper form to the Sellers offices at 881 Allwood Road, Clinton, NJ, 07012.

- (9) No excavation shall be made on the premises except for the purpose of building thereon and only at the time when building operations are to commence. No earth or sand shall be removed from the premises except as as part of such excavation without written consent from the Seller.
- (10) No Purchaser shall clear his lot of brush or trees or do any burning of any nature whatever except after having first obtained the approval of the Seller in writing, such approval to specify the time and manner in such clearing or burning shall be done.
- (11) The Purchaser covenants and agrees that no signs for advertising purposes or otherwise shall be erected or maintained on the premises. The Purchaser further covenants and agrees that no satellite dish for television reception and no outside clothes lines for drying clothes shall be erected, maintained or used on the premises unless permission in writing is given by the Seller, its successors or assigns.
- (12) The portion of lands of the Seller laid down on the map as streets are not dedicated to public use and title thereto shall remain in the Seller together with title to beaches, lake bottoms, club houses, if any, and recreational areas, subject to the right to convey to the Indian Mountain Lake Civic Association, with reservations. Seller grants to Purchaser the right of ingress and egress to and from all roads in Indian Mountain Lake subdivisions and warrants that each lot sold will front and be contiguous with a paved road surface within Section LL-4. If and when the aforesaid roads are dedicated for public use, same shall be made subject to the right of the Seller to maintain water mains, sewer pipes, street drains, gas mains, fixtures for street lighting, telephone and electric poles, within the lines of such roadways.
- (13) The Purchasers, their heirs and assigns, are hereby granted the right and privilege of boating, fishing and ice skating in the lake of the Seller, known as INDIAN MOUNTAIN LAKE. None of the foregoing or any other activities are to be engaged in for any commercial purposes whatsoever.
- (14) Only boats, canoes or water crafts propelled by either oars or paddles, shall be permitted upon the waters of INDIAN MOUNTAIN LAKE. No Motor boats, out-board motors or kickers of any description shall be permitted on the waters of Indian Mountain Lake.
- (15) The conveyance is subject to mineral rights, heretofore reserved by deed or otherwise, and all other mineral rights are hereby reserved to Seller.
- (16) Upon execution of this contract by the parties purchaser hereby shall be entitled to membership in the Indian Mountain Lake Civic Association and does covenant and agree that he, his executors, heirs and assigns shall be subject to, and bound by, the by-laws, rules and regulations of said association and the payment of annual dues and assessments provided therein.
- (17) The Purchaser agrees not to sell, rent, lease or permit the premises hereby to be conveyed, excepting to persons first approved for membership in the aforementioned association.
- (18) The restrictions are herein provided shall apply only to the premises hereby conveyed.