

Prepared By: Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
375 Morris Road
P.O. Box 1479
Lansdale, PA 19446-0773

Record and Return To: Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
375 Morris Road
P.O. Box 1479
Lansdale, PA 19446-0773

Parcel Number: _____

DECLARATION OF COVENANTS

THIS DECLARATION is made on this _____ day of _____, 20__, by
_____ and _____
(hereinafter collectively referred to as “Declarants”).

WITNESSETH:

WHEREAS, Declarants are the owners of a certain approximate piece of property located in Limerick Township, Montgomery County, Pennsylvania more specifically identified as Tax Parcel No. _____ (the “Property”).

WHEREAS, Declarants wish to establish as an accessory to their principal single-family dwelling unit a temporary dwelling unit for their immediate family members.

WHEREAS, Declarants wish to restrict the use of the Property.

NOW, THEREFORE, Declarants, intending to be legally bound hereby, declare as follows:

1. RESTRICTION. Declarants hereby declare that the use of the Property will be restricted as follows:

- a. The temporary dwelling unit shall be totally enclosed within the principle building. The principle dwelling unit shall be owner-occupied. An internal connection shall be maintained as a means of access between the principal and temporary dwelling units, such as a stairway or corridor, unless the building code requires additional access.
- b. The Owners shall remove cooking facilities in one of the dwelling units within six (6) months after the dwelling unit is no longer occupied by a member of the owner’s immediate family.
- c. Immediate family members are limited to parents, grandparents, children, grandchildren, sisters, brothers, aunts, uncles, stepparents and stepchildren.

2. **CONSTRUCTIVE NOTICE.** These restrictions shall be deemed to run with the land and shall bind and inure to the benefit of the Limerick Township Board of Supervisors and the Declarants and their successors and assigns in title. Every person who owns, occupies or acquires any right, title, estate or interest in and to the Property or any portion thereof shall be deemed to have consented and agreed to every restriction and covenant contained herein, whether or not reference to these restrictions and covenants is contained in the instrument by which such person acquired an interest in the Restricted Property or any portion thereof.

3. **GENERAL PROVISIONS.**

a. **Modification.** This Declaration may not be modified except by written agreement executed by the Limerick Township Board of Supervisors.

b. **Governing Law.** This Declaration shall be construed in accordance with the Laws of the Commonwealth of Pennsylvania.

c. **Recording.** This Declaration shall be recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania.

d. **Severability.** If any term or provision of this Declaration, or any part of such term or provision, or the application thereof to any person or circumstance shall to any extent be held invalid or unenforceable, the remainder of this Declaration or the application of such term or provision or remainder shall not be affected thereby and each term and provision of this Declaration shall be valid and enforceable to the fullest extent permitted by law.

All of the restrictions in this Declaration are enforceable by the Limerick Township Board of Supervisors or its Designee.

IN WITNESS WHEREOF, Declarants have executed this Declaration on the date first written above.

Witness

Declarant

Witness

Declarant

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF MONTGOMERY :

On the ____ day of _____, 20__ before me, the undersigned officer, personally appeared _____, known to me to be (or satisfactorily proven to be) the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF MONTGOMERY :

On the ____ day of _____, 20__ before me, the undersigned officer, personally appeared _____, known to me to be (or satisfactorily proven to be) the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public