

## Continuing Legal Education REAs, Declarations and CCRs Review Chart

April 26, 2007

Property No.	Property Name	Project ID	Description of Restrictive Document	Restrictive Document Recording Information	Amount of Payment Obligation	Payee Contact Information	Maintenance Obligations	Miscellaneous Obligations	Consent to Assign Restrictive Document	Provide for Estoppel Certificates	Status of Requested Estoppel	Restrictive Document Comments
08	Property 8	108	1. Declaration; 2. Easement	1. Book 1, Page 2; 2. Book 2, Page 1	1. N/A; 2. 50%	1. The Smith Group, 142 York Road, Cedar, Pennsylvania 19121, Attn: John Smith; with a copy to Jane Doe, Esq. Smith, Smith & Doe LLP, 150 York Road, Cedar, Pennsylvania 19121; 2. None provided.	1. Owner is responsible for maintaining property in a neat and attractive manner. 2. Adjacent property owner will maintain, repair and replace the dumpster, but Owner is responsible for paying 50 percent. Owner of subject property is responsible for all costs of any repairs, replacements, renovations or upgrades responsible solely as a result of utilization by Owner or those using it on its behalf.	1. No improvements (fence, public sign, etc.) without developer approval; no building to exceed 35 feet in height or 3500 square feet in area.	<input type="checkbox"/>	1. No; 2. No		
10	Property 10	110	1. Declaration	1. Book 1, Page 2		1. The Smith Group, 142 York Road, Cedar, Pennsylvania 19121, Attn: John Smith; with a copy to Jane Doe, Esq. Smith, Smith & Doe LLP, 150 York Road, Cedar, Pennsylvania 19121.			<input type="checkbox"/>	1. No.		1. Under (illegible) document, property may be subject to use restriction solely for residential purposes. Applies to Tract 1. Under document, restricted to B-2 zoning classification and 25-foot setback lines.

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15	Property 15	115	1. REA	1. Book 1, Page 2		1. The Smith Group, 142 York Road, Cedar, Pennsylvania 19121, Attn: John Smith.	1. Property owner must maintain the common area on its tract in a sightly, safe condition and good state of repair. Property owner responsible for a pro rata share of common area maintenance costs. Property owner must maintain and repair in a good state of repair and safe condition, all separate utility lines utilized by it regardless of where located.	1. There are restrictions on construction. Minimum of 5 parking spaces for each 1,000 square feet of floor area. Other parties have a right to approve construction. Each party must keep its tract fully illuminated from dusk to at least 10 Pm unless the approving parties agree upon a different time. Property owner must maintain or caused to be maintained in full force and effect CGL insurance covering the tract with a combined single limit of liability of not less than \$3,000,000.	<input type="checkbox"/>	1. Yes.		
26	Property 26	126	1. Declaration of Condominium	1. Book 1, Page 2		1. The Condominium Association, 142 York Road, Cedar, Pennsylvania 19121, Attn: John Smith; with a copy to Jane Doe, Esq. Smith, Smith & Doe LLP, 150 York Road, Cedar, Pennsylvania 19121.	1. Unit owner must maintain in good condition and repair all exterior and interior portions of the unit, all appurtenant lighting fixtures and any limited common elements that are reserved for the unit's exclusive use. Unit owner responsible for a pro rata share of common area maintenance costs. If unit is damaged or destroyed by fire or other casualty, unit owner shall have the unit/improvements repaired and restored substantially. Repair and restoration work must commence within 30 days after the destruction or damage.	1. Unit owner must maintain insurance, including insurance against fire and extended and additional extended coverage for the full insurable replacement value of the common elements. Unit owner must obtain approval of Board of Association before making any alterations or additions to the units.	<input type="checkbox"/>	1. No.		1. Various easements for ingress, egress, access, utility and water services granted to the Unit Owners Association.