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6

**THE DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND  
RESTRICTIONS FOR GRANITE RIDGE, A PLANNED COMMUNITY,  
TOWNSHIP OF SOUTH FAYETTE, COUNTY OF ALLEGHENY,  
COMMONWEALTH OF PENNSYLVANIA**

THIS DECLARATION is made the 2nd day of March, 2006, 2006, by MARONDA HOMES, INC., a Pennsylvania corporation, (the "Declarant") and the owner in fee simple of the respective real estate further herein described.

**WITNESSETH**

**ARTICLE I  
PROPERTY DESCRIPTION AND SUBMISSION**

1.1. Property Ownership and Description. The Declarant is the owner in fee simple of the real property described and referred to as the Committed Property under Section 1.4 of this Declaration, all of which real property is situate in South Fayette Township, Allegheny County, Pennsylvania, as more fully described on Exhibit "A" attached hereto and incorporated herein by reference (the "Real Estate").

1.2. Intention to Develop Some or All of Real Estate As A Planned Community. The Declarant intends to develop some portions or all of the Real Estate as part of a multi-phased planned community known as "Granite Ridge, a flexible planned community" ("Planned Community"). As portions of the Real Estate are committed by to the development and land use described herein, such portions of the Real Estate will become and be made part of the Planned Community, and an amendment to this Declaration specifying the portions committed to the Planned Community will be prepared and recorded. All portions of the Real Estate committed to the Planned Community will be developed in accordance with this Declaration and in accordance with the provisions of the Act.

1.3 Development of Real Estate. The Real Estate may be developed for Common Elements together with the Controlled Facilities, if any, required for each unit type:

A. Single-Family Units --- consisting of up to 125 lots improved with single-family dwelling units.

B. Townhome Units --- consisting of up to 30 townhome units in clusters containing 2 to 7 townhomes.

As of the date of this Declaration, the Declarant has not committed to develop all of the Real Estate as a planned community or to develop all of the unit types described above, and Developer reserves the right and option in this Declaration and in accordance with the Act to convert convertible real estate, add additional real estate and withdraw withdrawable real estate (as each is described herein).

1.4. Committed Real Estate. Developer has committed to develop and hereby submits to the Planned Community in accordance with and subject to this Declaration that land use plan for the development of 27 Single Family Units and 30 Townhome Units on that portion of the Real Estate known and referred to as Phases 1-2, as described and depicted on Exhibit "B" attached hereto and incorporated herein by reference, together with all easements, rights and appurtenances thereunto belonging and the improvements erected or to be erected thereon (the "Committed Real Estate").

1.5. Convertible/Withdrawable Real Estate. All portions of the Real Estate shown on the plan attached hereto as Exhibit "C" that are not part of the Committed Real Estate shown on Exhibit "B" are hereby declared to be convertible real estate within the meaning of the Act and withdrawable real estate within the meaning of the Act (the "Convertible/Withdrawable Real Estate"). As to the Convertible/Withdrawable Real Estate, the following rights and options are hereby fully reserved:

a) All or any portion of the Convertible/Withdrawable Real Estate may be withdrawn from this Declaration whether units have been constructed thereon or not; provided that no portion may be withdrawn if any person other than the Declarant owns a Unit situate thereon. If the Declarant exercises this option, the Declarant shall prepare, execute and record an amendment to this Declaration as permitted by the Act and Section 12.3 of the Declaration, containing a description of the portion of the Real Estate withdrawn and the fact of withdrawal.

b) All or any portion of the Convertible/Withdrawable Real Estate may be converted to Units, Common Elements or both, provided that the maximum number of Units that may be created with the Convertible/Withdrawable Real Estate is 125 Single Family Units and 30 Townhome Units. If the Declarant exercises this option, the Declarant shall prepare, execute and record an amendment to this Declaration as permitted by the Act and Section 12.3 of the Declaration, containing a description of

the Units created, any Common Elements included and the portion of the Real Estate that is being converted.

Nothing in this Declaration commits or obligates the Declarant to develop any portion of the Convertible/Withdrawable Real Estate and the Declarant may convert or withdraw any portion of the Convertible/Withdrawable Real Estate from time to time in such order as Developer may choose in its sole discretion. No assurances about the development of any portion of the Convertible/Withdrawable Real Estate, or the order in which any such development would occur, are made in this Declaration.

Any development of the Convertible/Withdrawable Real Estate for the Single-Family Units or Townhome Units will occur within the respective areas for such Units shown on **Exhibit "C"** except that nothing herein commits or obligates the Declarant to create or build any such Unit until an amendment to this Declaration is prepared, executed and recorded by the Declarant and the Declarant may in its discretion build any number of such Units up to the maximum number for each unit type set forth above.

1.6 **Additional Real Estate.** Declarant shall have the right, but not the obligation, to add to the Planned Community the additional real estate described more specifically on **Exhibit "D"** attached hereto and incorporated herein by reference (the "Additional Real Estate"). Nothing in this Declaration commits or obligates the Declarant to develop any portion of the Additional Real Estate and the Declarant may convert or withdraw any portion of the Additional Real Estate from time to time in such order as Developer may choose in its sole discretion. No assurances about the development of any portion of the Additional Real Estate, or the order in which any such development would occur, are made in this Declaration.

## **ARTICLE II**

### **DEFINED TERMS AND DESCRIPTION OF PLANNED COMMUNITY**

2.1 **Terms Defined.** All capitalized terms used herein shall have ascribed to them the following meanings, unless otherwise defined herein.

2.2 **General Definitions:**

(a) "Act" means the Pennsylvania Uniform Planned Community Act (68 Pa. C.S.A. § 5101 et. seq.).

(b) "Association" means the Granite Ridge Homeowners' Association, a Pennsylvania non-profit corporation, its successors and assigns.

(c) "Board of Directors" means the Board of Directors of the Association.

(d) "Building(s)" means any buildings constructed or erected on the Real Estate.

(e) "By-laws" means the By-laws of the Association.

(f) "Committed Property" has the meaning described in Article 1.4.

(g) "Common Elements" means Common Facilities and Townhome Controlled Facilities..

(h) "Common Facilities" means all real estate and improvements within the Planned Community which benefit all of the Units in the Planned Community generally, including but not limited to, the following, any of which may or may not be constructed in the sole discretion of Declarant: storm water detention systems and ponds not dedicated to the public, open space, all streets and roadways located in the Planned Community not dedicated to the public and entrance monuments that provide common community services required or desired for the general use and benefit all Unit Owners generally, public parking areas, all as shown on the Plats and Plans now shown or as hereinafter amended.

(i) "Common Facility Assessment" has the meaning described in Article 8.1.

(j) "Common Facility Expenses" means the expenses of the Common Facilities, which expenses shall include, but not be limited to, expenses of maintenance and liability insurance and to pay wages for Association employees, Association management expenses, legal and accounting fees.

(k) "Controlled Facilities" means the Townhome Controlled Facilities.

(l) "Convertible Real Estate" has the meaning described in Article 1.5.

(m) "Declarant" means the Declarant described in Section 1.1 above and all successors to any of Declarant's rights.

(n) "Declaration" means this document, as the same may be amended from time to time.

(o) "Improvements" means all of the Buildings and Common Elements described on Exhibits "B" and "C" as the same may be amended from time to time.

(p) "Lot" means a lot as described in the Plat(s) or Plan.

(q) "Percentage Interest" means the undivided ownership interest of each Unit Owner in the Common Facilities.

(r) "Planned Community" has the meaning as described in Article 1.1.

(s) "Plat(s)" or "Plan" means the plans recorded, or to be recorded, subdividing the Real Estate and made a part hereof, evidencing the Improvements shown on Exhibits "B", "C", and "D," as they may be amended from time to time.

(t) "Real Estate" means the real estate described in Exhibit "A".

(u) "Unit" means that portion of the Planned Community designated for separate ownership or occupancy, the boundaries of which are described in this Declaration and in the Plats and Plans and a portion of which may be designated as Controlled Facilities. Unit includes Townhome Units and Single Family Units.

(v) "Unit Owner" means the Declarant or such other person(s) or entity(ies) which holds title to one or more Units in the Planned Community. The term does not include a person(s) or entity(ies) having an interest in a Unit solely as security for an obligation.

(w) "Withdrawable Real Estate" has the meaning described in Article 1.5.

### 2.3 Definitions Applicable to Single Family Units:

(a) "Single Family Unit Owner" means the owner in fee simple of any lot, designated for separate ownership or occupancy which is not in a Cluster and which is designated to have constructed on it a free-standing single family residential dwelling house.

(b) "Single Family Unit" means that portion of the Planned Community designated for separate ownership or occupancy which is not in a Cluster and which is designated to have constructed on it a freestanding single-family residential dwelling house.

### 2.4 Definitions Applicable to Townhome Units:

(a) "Cluster" means a Building containing 2 to 7 Townhome Units.

(b) "Townhome Controlled Facilities" means all real estate and improvements within the Planned Community which is part of, or benefits solely, a Townhome Unit, which is not a Common Facility, but which is maintained, improved, repaired, replaced, regulated, managed, insured and/or controlled by the Association. Townhome Controlled Facilities for the Townhome Units include, but are not limited to: all real estate comprising the Townhome Units, all lawns on the Townhome Units, the roofs, gutters, downspouts, soffit, fascia, siding, masonry.

(c) "Townhome Controlled Facility Expenses" means the expenses of the Townhome Controlled Facilities, which are to be assessed against only the Townhome Owners if incurred by the Association as the result of its responsibility for maintaining, improving, repairing, replacing, regulating, managing, insuring and controlling the Controlled Facilities which are part of, or benefit solely, the Townhome Units.

(d) "Townhome Controlled Facility Assessment" has the meaning described in Article 8.1.

(e) "Townhome Unit" means that portion of the Planned Community designated for separate ownership or occupancy contained in a Cluster and connected by at least one wall to one or more other Townhome Units along with any yard, soffit or fascia that is attached, connected or contiguous to a Townhome Unit, which is not a portion of a Cluster, that is designated for separate ownership in connection with a Townhome Unit.

(f) "Townhome Owner" mean the Owner of a Townhome Unit.

2.5 Identifying Number. Each lot of the Committed Property is identified by the lot number shown on Exhibit "B". Any additional Units added in connection with Convertible Real Estate, will be identified in an attachment to any Amendment then filed pursuant to Article 1.5.

2.6 Number of Units. The Planned Community shall be developed in accordance with Article 1.2. It shall consist of a maximum number Units of 155.

2.7 Relocation of Unit Boundaries; Subdivision and Conversion of Units. The Declarant reserves the right to relocate boundaries between Units, and to combine Units at any time prior to the sale thereof: i) for Single Family Units; ii) for Townhome Units. All Townhome Units in a particular Cluster affected by such relocation or combination relocation of boundaries between Units and subdivision or conversion of Units will be permitted subject to compliance with the provisions therefor in §§5214 and 5215 of the Act.

2.8 Townhome Unit Boundaries. The title lines or boundaries of any Townhome Unit that is added pursuant to Article 1.5 will be identified in an exhibit to an Addendum then filed and will be generally described as follows:

(a) Upper and lower (Horizontal) Boundaries: There are no upper or lower horizontal boundaries for the Unit-Townhome.

(b) Vertical Boundaries: The vertical boundaries of the Unit shall be the vertical planes, extended to intersections with each other and, for the exterior

walls which are not party walls, with the lot lines of the Unit, and for the walls which are party walls, with the center line of the party walls to the lot lines.

(c) Each Townhome Unit shall include any yard, soffit or fascia that is attached, connected or contiguous to the Townhome Unit and designated for separate ownership in connection with a Townhome Unit along with all spaces, interior portions, structures, fixtures and improvements within the boundaries as described in Section 5202 of the Act.

### **ARTICLE III** **EASEMENTS**

3.1 **Easements.** The Declarant hereby creates the following easements:

(a) **Easement for Sales Offices, Management Offices and Models.** The Declarant shall have the right to maintain sales offices, management offices and models on the Real Estate and to relocate such models, management offices and sales offices from time to time anywhere within the Real Estate. Any such sales offices, management offices and models shall comply with all applicable government regulations. The sales offices, management offices and models shall be limited to activities connected with Granite Ridge and no other plan. Declarant reserves the right to place models, management offices and sales offices on any portion of the open spaces in such manner, of such size and in such locations as Declarant deem appropriate. Declarant may from time to time relocate models, management offices and sales offices to different locations within the Real Estate. Upon the relocation of a model, management office or sales office on the open spaces, Declarant may remove all personal property and fixtures there from. Any fixtures not so removed shall be deemed part of the open spaces and any personal property not so removed shall be deemed the property of the Association.

(b) **Easement for Advertising Signs.** The Declarant shall have the right to maintain on the Real Estate such advertising signs as the Declarant in its sole discretion may deem appropriate, provided that such signs comply with applicable governmental requirements. The Declarant may from time to time relocate such advertising signs.

3.2 **General Utility Easements.** The Real Estate shall be, and is hereby, made subject to easements in favor of the Declarant, appropriate utility and service companies and governmental agencies or authorities for such utility and service lines and equipment as may be necessary or desirable to serve any portion of the Real Estate. The easements created in this Section 3.2 shall include, without limitation, rights of the Declarant, or the providing utility or service company, or governmental agency or authority, to install, lay, maintain, repair, relocate and replace gas lines, pipes and conduits, water mains and pipes, sewer and drain lines, telephone wires and equipment, television equipment and facilities (cable or otherwise), electric wires, conduits and equipment and

ducts and vents over, under, through, along and on the lots, street rights of way and common spaces.

3.3 Declarant's Easement to Correct Drainage. The Declarant reserves an easement on, over and under those portions of the drainage easement as shown on the Plan for the purpose of maintaining and correcting drainage of surface water in order to maintain reasonable standards of health, safety and appearance. The easement created by this Section 3.3 expressly includes the right to cut any trees, bushes or shrubbery, to grade the soil, or to take any other action reasonably necessary to achieve this purpose, following which the Declarant shall restore the affected property as closely to its original condition as practicable.

3.4 Deleted.

3.5 Utility Service Lines. Each Unit shall be subject to a blanket easement over, across each Unit to install, repair, replace, and maintain all utilities, including, without limitation, water, sewer, gas, telephone, electricity, telecommunications and internet services and cable TV. The Townhome Units themselves shall be subject to easements in favor of the Association to maintain, repair, replace or reconstitute common utility service lines, fixtures, equipment and facilities serving the Townhome Units.

3.6 Easements for Encroachment. To the extent that any Unit or Common Facility encroaches on any other Unit or Common Facility, a valid easement for the encroachment exists. To the extent that storm water from a Unit is directed or collected into a receptor in another Unit or Common Facility, including gutters and downspouts, a valid easement for the storm water exists.

3.7 Easement for Party Walls. The owners of adjoining Townhome Units shall have the continued use of the party walls between the Townhome Units for the benefit and support of any Townhome Units now or subsequently constructed on the respective Cluster; provided, however, that such use shall not injure any adjoining Townhome Unit or the premises of the other Townhome Owner(s), and shall not impair the party wall benefits and support to which such adjoining Townhome Unit(s) is/are entitled.

3.8 Townhome Utility Easement. Each Townhome Unit shall be subject to a blanket easement over, across each Townhome Unit to install, repair, replace, and maintain all utilities, including, without limitation, water, sewer, gas, telephone, electricity, telecommunications and internet services and cable TV. The Townhome Units themselves shall be subject to easements in favor of the Association to maintain, repair, replace or reconstitute common utility service lines, fixtures, equipment and facilities serving the Townhome Units.

3.9 Maintenance Easement. The Units themselves to the extent necessary, shall be subject to a non-exclusive right and easement in the Association,



including its agents, employees, contractors, and subcontractors, as may be necessary or appropriate for the performance of the duties and functions which the Association is permitted or obligated to perform under this Declaration and for providing maintenance and repairs.

3.10 Easement for Governmental, Health, Water, Sewage Disposal, Sanitation and Emergency Services. A non-exclusive easement is hereby granted to the appropriate governmental authorities and to the appropriate private organizations supplying health, sanitation, police services and emergency service such as fire, ambulance and rescue services, for purpose of ingress and egress over the Common Elements. The Declarant further reserves an easement over the Common Elements as needed for the installation, maintenance and operation of any central water and sewage disposal systems which may serve the Planned Community.

3.11 Termination of Easements. The easements created by Section 3.1 hereof shall terminate upon the conveyance by the Declarant of all of the lots on the plats embracing all of the Real Estate.

3.12 Additional Easements. The Planned Community and Lots shall be subject to all easements and licenses shown on the recorded instruments recorded October 16, 2003 (PBV 243 Page 187), June 22, 2005 (PBV 250 Page 90), October 28, 2005 (PBV 252 Page 49), October 28, 2005 (PBV 252 Page 47), February 14, 2006 (PBV 253 Page 45), and February 14, 2006 (PBV 253 Page 44) which are being attached to this declaration as Exhibit "E", as they may be amended from time to time.

3.13 Recorded Easements. All recorded easements are either listed on the attachment identified in Section 3.12 of this Declaration or attached hereto as Exhibit "F".

#### **ARTICLE IV COMMON ELEMENTS**

4.1 Maintenance and Responsibility of Common Facilities. It shall be the obligation of the Association to maintain the Common Facilities, including but not limited to the maintenance, repair, reconstruction or replacement of any of the Common Facilities. The Association shall be responsible for all costs associated with liability insurance on any Common Facilities.

4.2 Maintenance and Responsibility of Townhome Controlled Facilities. Notwithstanding the ownership of the various portions of the Common Elements and the Units by virtue of the foregoing boundary descriptions, the Units and Common Elements shall be maintained and repaired by each Unit Owner and by the Association in accordance with the provisions of §5307 of the Act, except as expressly set forth to the contrary herein. The Association shall be responsible for maintaining repairing and replacing all Controlled Facilities (except that Townhome Owners shall be responsible for snow and ice removal on

their respective walkways and driveways). Maintenance for Townhome Units shall include all of the Controlled Facilities located on the Townhome Unit, including grass and shrubbery, but not including snow and ice removal on the walkways and driveways of the Townhome Units.

All maintenance and repair work relative to the Single Family Unit shall be the responsibility of the Single Family Unit Owner. Notwithstanding the foregoing, if any maintenance, repair or replacement is necessitated by the negligent or intentional act of the Unit Owner or anyone in the Planned Community at the invitation of the Unit Owner, the cost shall be borne solely by that Unit Owner.

#### 4.6 Unit Owners' Enjoyment of Common Elements.

(a) Unit Owner's Easement of Enjoyment. Upon the sale of a Unit, every Unit Owner shall have a right and easement of enjoyment in and to the Common Facilities and Controlled Facilities applicable to that Unit, which right and easement shall be appurtenant to and shall pass with the title to every Unit, and shall be subject to the provisions of this Declaration including the rights of the Association as set forth herein and in the Bylaws.

(b) Delegation of Use. Any Unit Owner may delegate in accordance with the By-laws of the Association, his or her right of enjoyment to the Common Facilities to the members of his or her family, tenants and up to two (2) social invitees without the prior approval of the Association. Notwithstanding the foregoing, every Unit Owner and its invitees (without limit in number) shall have the right to ingress and egress over, upon and across all streets and roadways located in the Planned Community as necessary for access to his or her Unit and shall have the right to lateral support, and such rights shall be appurtenant to and pass with the title to the Unit.

### **ARTICLE V** **USE RESTRICTIONS**

5.1 Use and Occupancy of Lots and Buildings. The occupancy and use of the Units, lots and buildings shall be subject to the following restrictions.

- (A) None of the Units or lots set forth above shall be used for any purpose other than residential uses.
- (B) No building shall be erected nearer to the front line or nearer to the side street than the building setback lines shown on said Plan as recorded.

- (C) No noxious or offensive activity shall be carried upon any Unit or lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- (D) No trailer or tent shall be placed on any building plot, except for a home builders construction trailer. No garage or any structure other than the dwelling house for which the plans have been approved in accord with the terms hereof shall be used as a residence, temporarily or permanently. No dwelling house in the process of construction shall be occupied as a residence until the exterior construction thereof shall have been completed.
- (E) Easements are shown on the recorded plan and reserved for sewers, drainage and utility installations, and maintenance and for such purposes and used as may be shown on said Plans as recorded. All lots are subject to such easements. No structure, planting or other material shall be placed or permitted to remain which may damage or interfere with installation or maintenance of utilities, or which may change the direction or flow of drainage channels in the easements.
- (F) The owner of each lot covered by these covenants shall have an easement over all lots adjoining his property to discharge over those lots all surface waters that naturally rise in or flow or fall upon his property. All lots are subject to such an easement in favor of the owners of adjoining lots and their successors and assigns, which easements shall be a covenant running with the property. Any owner of a lot who, in violation of this covenant, institutes any legal proceeding against any adjoining owner for discharge of surface waters over his property shall be liable to indemnify and hold harmless the owner against whom the proceedings have been instituted from any and all attorney's fees, damages assessed or other legal expense or cost of any kind incurred in the defense of the proceeding.
- (G) No fence shall be erected by any Townhome Unit Member unless approval is granted from the Declarant or a three-fourths (3/4) approval from the Townhome Unit Members. Single Family Unit Members may erect a fence; however, in no case shall any fence be erected that is nearer to the road upon which said plot fronts than the main front wall of the dwelling house erected thereon, or built to a greater height than six (6) feet.
- (H) Satellite dishes greater than 2 feet in diameter shall not be permitted on any Unit, lot or house. Television and radio antennas, whether rooftop or ground mounted, shall be prohibited on the exterior of any Unit, house or lot.
- (I) No automobile or motor driven vehicles shall be left upon a lot for a period longer than thirty days in a condition wherein it is not able to be operated upon the public highway, after which time the vehicle shall be considered a nuisance and detrimental to the welfare of the neighborhood and shall be removed from the lot.

No trucks, commercial vehicles, boats, trailers, campers or mobile homes shall be parked or stored on any lot unless the same are in a garage or at the rear of the dwelling and out of the view from the curb in front of the dwelling; provided however; that the reasonable use of such vehicles as may be necessary during construction of a home on any lot shall not be prohibited by this requirement.

(J) No debris incidental to work on one lot may be placed on another lot. All debris must be removed by completion of work to which it is incidental (or upon suspension of the work for any reason-beyond brief temporary suspension).

(K) No sign of any kind shall be displayed to the public view on any Unit or lot except one temporary sign of not more than four square feet advertising the property for sale or rent; or signs used by a builder to advertise the property during the construction and sales period.

(L) The homeowner shall agree to accept the responsibility and transfer from the Developer and/or Co-permittee of the required Pennsylvania General NPDES Permit for the discharges of storm water from construction activities as issued by the Commonwealth of Pennsylvania, Department of Environmental Protection, Bureau, of Land and Water Conservation.

(M) Intentionally Deleted.

(N) These covenants are made for the common benefit of all owners in said Planned Community who by acquisition of their respective lots, shall be conclusively deemed to have accepted and agreed to these covenants or restrictions herein contained, it shall be lawful for any person or persons violating, or attempting to violate any such covenants, and to prevent him or them from so doing, and to recover damages for such violation, including but not limited to expenses, losses, and attorney's fees incidental to such action.

(O) Subject to any required governmental approvals, any of these covenants at (C), (D), (E), (F), (G), (H), (I), (J), (K), (L), (M) and (N) may be modified in their applications and/or their terms, at the discretion of the undersigned.

Invalidation of any one of the covenants or restrictions by judgments, decree, or order of Court, shall in no way affect any of the other provisions, which shall remain in full force and effect.

**ARTICLE VI**  
**ARCHITECTURAL CONTROL**

6.1 Declarant's Right to Control Improvements. For the purpose of further insuring the development of the premises as an area of high standards, and subject to any required governmental approvals, the Declarant reserves the power to control the buildings, structures and other improvements placed on each lot, as well as to make such exceptions to these covenants, conditions, reservations and restrictions as the Declarant shall deem necessary and proper.

(a) No building or other structure shall be commenced, erected or altered on any lot until the plans and specifications showing the nature, kind, shape, height, materials, exterior colors and location of the same shall have been submitted to the Declarant and the Declarant shall have approved the plans, in writing, as to the harmony of external design and location in relation to the surrounding structures and improvements and the topography of the property. The plans required under this subsection shall be submitted to the Declarant prior to any mortgage application or any submission to any governmental body for approval.

(b) No building or other structure shall be erected, constructed or altered on any lot of any external building material except stone, brick, finished stucco, cedar wood siding, vinyl, aluminum, tongue/groove siding or ship-lap siding. In the event new exterior products are developed, the Declarant will consider the same for approval but shall not be obligated to approve any particular material.

6.2 Subdivision of Lots. None of the lots shall at any time be subdivided, except the Declarant shall, subject to any required governmental approvals, have the right to further subdivide any lot.

6.3 Accessory Structures. Detached garages or other accessory structures may be constructed on any lot after compliance with Section 6.1(a).

**ARTICLE VII**  
**HOMEOWNERS' ASSOCIATION**

7.1 Membership. For the purpose of ownership and maintenance of open spaces and all common community services of every kind and nature required or desired within the Real Estate for the general use and benefit of all Unit owners, each and every Unit owner in accepting a deed or contract for any Unit in the Real Estate, agrees to and shall be a member of and be subject to the obligations and duly enacted by-laws of the Homeowners Association, a non-profit corporation.

7.2 Succession. Upon the sale by the Declarant of all of the Units provided in the plats embracing all of the Real Estate, the Association shall succeed to the position of

the Declarant with respect to the provisions of these covenants, conditions, reservations and restrictions, and the term "Declarant" herein shall then mean the "Association".

7.3 Rules and Regulations. The Homeowners' Association shall have the right to promulgate rules and regulations governing the used and operation of the common facilities and to set fees for the use of those facilities.

7.4 Powers of the Association. In addition to the powers set forth hereinabove, the Association shall have the following additional powers:

(a) Delegation of Authority. To appoint committees of the Board of Directors (which need consist of only one member of the Board of Directors) and to delegate to such committees the Board of Directors' authority to carry out certain duties of the Board of Directors, subject to the approval and control of the Board of Directors.

(b) Contracting for Services. To engage the services of any persons (including but not limited to accountants and attorneys) deemed necessary by the Association at such compensation as is deemed reasonable by the Board of Directors, in the operation, repair, maintenance and management of the common facilities, or in connection with any duty, responsibility or right of the Association and to remove, at any time, any such personnel.

7.5 Allocation of Interest for Voting. Each Unit shall have one vote in the Association.

## ARTICLE VIII

### BUDGETS; COMMON EXPENSES, ASSESSMENTS AND ENFORCEMENT

8.1 Separate Budgets. There shall be separate annual budgets for Common Facility Expenses (the "Common Facility Assessment") and Townhome Controlled Facility Expenses (the "Townhome Controlled Facility Assessment") together, the "Assessments").

8.2 Monthly Assessments. The Assessments made in order to meet the requirements of the Association's annual budget for each shall be deemed to be adopted and assessed on a monthly basis (rather than on an annual basis payable in monthly installments) and shall be due and payable in advance on the first day of each month (Declarant shall be exempt from all Assessments). Special assessments shall be due and payable in one or more monthly payments, in advance, on the first day of each month, as determined by the Board of Directors. Certain Units may be subject to multiple Assessments. For example, a Unit will be subject to both a Common Facility Assessment and a Townhouse Unit Controlled Facility Assessment. The initial Common Facility Assessment shall be set at Ten dollars (\$10.00) per month, per unit, for both Single Family Units and Townhome Units, subject to change upon approval by the Association. The

initial Townhouse Unit controlled Facility Assessment shall be set at an additional Fifty dollars (\$50.00) per month, per unit, subject to change upon approval by the Association.

### 8.3 Units Subject to Assessment.

- (a) Assessments for Common Facilities. The budget for the Common Facilities Expenses shall not include any amount for the expenses of a Common Facility if the Declarant has retained and not transferred to the Association the responsibility for the maintenance and repair of that Common Facility, and no Unit shall be subject to an assessment for a Common Facility Expense for a particular Common Facility until the responsibility for the maintenance and repair of that Common Facility is transferred from the Declarant to the Association.
- (b) Assessments for Controlled Facilities. Notwithstanding anything herein to the contrary, no Controlled Facility Assessment shall be assessed on any Unit unless and until a dwelling designed for either single or multiple family residential purposes has been fully erected to completion thereon.

8.4 Allocation of Interest for Common Facility Expenses The percentage of Common Facility Expenses shall be allocated on all Units, including Townhouse Units and Single Family Units, in equal amounts on a pro rata basis by dividing the Common Facility Expenses by the number of Units. The initial percentage of Common Facility Expenses for each Unit is the estimated budget for the Common Facility Expenses divided by the total number of Units.

8.5 Allocation of Interest for Townhome Controlled Facility Expenses. The percentage of Townhome Controlled Facility Expenses shall be allocated on only the Townhome Units, based on the square footage of each Townhome Unit constructed thereon in relation to the total square footage of all Townhome Units. The initial percentage of Townhome Common Facility Expenses for each Townhome Unit is the estimated budget for the Townhome Controlled Facility Expenses divided by the total number of Townhome Units. Any amendment, change or revision to the Townhome Controlled Facility Expenses may only be made upon a majority vote of the owners of the Townhome Unit(s) thereby affected by such amendment, change or revision.

8.6 Subordination of Certain Charges. Any fees, charges, late charges, fines and interest which may be levied by the Association shall be subordinate to the lien of a prior recorded mortgage on a lot.

8.7 Limitation on Expenditures. All expenses, charges and costs of the maintenance, repair or replacement of the common facilities, and any other expenses, charges or costs which the Association may incur or expend pursuant hereto, shall be approved by the Board of Directors, and a written memorandum thereof prepared and signed by the treasurer of the Association. There shall be no structural alterations, capital additions to, or capital improvements on, the common facilities (other than for purposes of

repairing, replacing and restoring portions of the common facilities) requiring an expenditure in excess of Ten Thousand (\$10,000.00) Dollars without the prior approval of the Unit owners entitled to cast two-thirds (2/3) of the votes of all Unit owners. The foregoing shall not apply to any Common Expenses that are a result of any Convertible Real Estate being added pursuant to Article 2.5.

8.8 Reserve. Each annual budget for monthly assessments of common expenses shall include an amount reasonably considered by the Board of Directors to be sufficient as a reserve for replacements and contingencies. To initiate such reserve, the Declarant shall collect from each of its grantees, at time of settlement, an amount equal to two hundred dollars (\$200.00) and shall remit such amount to the Association. Extraordinary expenditures not originally included in the annual budget which may become necessary during the year may be charged first against such reserve, as the Board of Directors shall determine. In addition, the Association shall have the right to segregate all or any portion of the reserve for any specific replacement or contingency upon such conditions as the Board of Directors deems appropriate.

8.9 Accounting. Fifty-five (55) days before each calendar or fiscal year, the Association shall supply to all Unit owners an itemized accounting of the common expenses for the preceding calendar year actually incurred and paid together with a tabulation of the amounts collected pursuant to the annual budget or monthly assessments and leases and sales of property owned or managed by the Association on behalf of the Association, and showing the net excess or deficit of income over expenditures plus reserves.

8.10 Further Assessments. If any annual budget proves inadequate for any reason, including non-payment of any Unit owner's monthly assessments, or any non-recurring common expense or any common expense not set forth in the annual budget as adopted, the Board of Directors may at any time levy further monthly assessments according to each Unit owner's membership in the Association. Such further monthly assessments shall be payable over such period of time as the Board of Directors may determine. The Board of Directors shall serve notice of such further assessments on all Unit owners by a statement in writing giving the amount and reasons therefore, and such further monthly assessments shall become effective as determined by the Board of Directors.

8.11 Surplus. Any amounts accumulated from assessments for common expenses and income from the operation of the open spaces to which such common expenses pertain in excess of the amount required for actual common expenses and reserves for future common expenses shall be credited to each Unit owner paying a share of such common expenses in proportion to the share of such common expenses paid by each such Unit owner, said credits to be applied to the next monthly assessments of common expenses due from said Unit owners under the current fiscal year's budget, and thereafter, until exhausted.

8.12 Acceleration. If a Unit owner is in default in the payment of the aforesaid charges or monthly assessments for sixty (60) days, the Board of Directors may, in



addition to all other remedies in this declaration contained, accelerate all other monthly assessments to become due for the fiscal year in which such default occurs.

8.13 Interest and Charges. All sums assessed by the Association against any Unit owner as a regular or special assessment shall bear interest thereon at the then maximum legal rate (but not more than fifteen (15%) percent per annum) from the thirtieth day following default in payment of any monthly assessment when due. Any delinquent owner shall also be obligated to pay (i) all expenses of the Association, including reasonable attorney's fees, incurred in the collection of the delinquent assessments by legal proceedings or otherwise; (ii) any amounts paid by the Association for taxes or on account of superior liens or otherwise to protect its liens, which expenses and amounts together with accrued interest, shall be deemed to constitute part of the delinquent assessments and shall be collectible as such, subject to Section 8.2 above.

8.14 Implementation. The Association shall adopt in its By-laws such additional or other procedures and requirements as it deems necessary and desirable to implement the provisions of this Article VIII and to otherwise provide for the efficient fiscal operation and management of the open spaces.

8.15 Assessments Pro Rata. The Association in imposing any assessments under this Article VIII shall impose such assessments on a pro rata basis.

## **ARTICLE IX**

### **EFFECT AND ENFORCEMENT**

9.1 Reservations and Restrictions to Run with Land. All of the covenants, conditions, restrictions, reservations and servitudes set forth herein shall run with the land and each Unit owner, by accepting a deed to any Unit, accepts the same subject to such covenants, restrictions, reservations, and servitudes and agrees for himself, his heirs, administrators, and assigns to be bound by each of such covenants, conditions, restrictions, reservations and servitudes jointly, separately and severally.

9.2 Remedies for Violations. For a violation or a breach of any of these covenants, conditions, reservations and restrictions by any person claiming by, through, or under the Declarant, or by virtue of any judicial proceedings, the Declarant and the Unit owners, or any of them severally, shall have the right to proceed at law or in equity to compel a compliance with the terms hereof or to prevent the violation or breach of any of them. In addition to the foregoing right, the Declarant shall have the right, whenever there shall have been built on any lot any structure which is in violation of these restrictions, to enter upon the lot where such violation of these covenants, conditions, reservations and restrictions exists and summarily abate or remove the same at the expense of the owner, and any such entry and abatement or removal shall not be deemed a trespass.

(a) Should the Declarant or any Unit owner employ counsel to enforce any of the foregoing covenants, conditions, reservations or restrictions, or reentry, by reason of such breach, all costs incurred in such enforcement, including a reasonable fee for counsel, shall be paid by the Unit owner and the reversionary owner shall have a lien upon such Unit or lot to secure payment of all such accounts.

(b) Should the owner fail, neglect or refuse to satisfy and discharge any lien arising hereunder within thirty days, the Declarant or Unit owner in whose favor said lien has arisen, their respective heirs, successors and assigns shall have the right to interest on such liens at the rate of fifteen (15%) percent per annum and shall be entitled to receive all costs of collection, including a reasonable attorney's fee.

(c) The breach of any of the foregoing covenants, conditions, reservations or restrictions shall not defeat or render invalid the lien of any mortgage made in good faith for value as to any Unit or lot or portions of Units or lots, but these covenants, conditions, reservations and restrictions shall be binding upon and effective against any such mortgagee or owner thereof, whose title thereto or whose grantor's title is or was acquired by foreclosure or otherwise.

(d) No delay or omission on the part of the Declarant or the Unit owners in the Real Estate in exercising any rights, power or remedy herein provided, in the event of any breach of the covenants, conditions, reservations or restrictions herein contained shall be construed as a waiver thereof or acquiescence therein, and no right of action shall accrue nor shall any action be brought or maintained by anyone whatsoever against the Declarant for or on account of its failure to bring any action on account of any breach of these covenants, conditions, reservations or restrictions, or for imposing restrictions herein which may be unenforceable by the Declarant.

9.3 Severability. Each and every of the covenants, restrictions, reservations and servitudes contained herein shall be considered to be an independent and separate covenant and agreement and in the event any one or more of the foregoing covenants, conditions, reservations or restrictions shall be declared for any reason, by a court of competent jurisdiction, to be null and void, such judgment or decree shall not in any manner whatsoever affect, modify, change, abrogate or nullify any of the covenants, conditions, reservations and restrictions not so declared to be void, but all of the remaining covenants, conditions, reservations and restrictions not so expressly held to be void shall continue unimpaired and in full force and effect.

9.4 Rule Against Perpetuities. In the event the provisions hereunder are declared void by a court of competent jurisdiction by reason of the period of time herein stated for which the same shall be effective, then in that event such terms shall be reduced to a period of time which shall not violate the rule against perpetuities as set forth in the laws of the Commonwealth of Pennsylvania.

**ARTICLE X**  
**DURATION OF COVENANTS, RESTRICTIONS,**  
**RESERVATIONS AND SERVITUDES**

10.1 Duration. All of the foregoing covenants, conditions, reservations and restrictions shall continue and remain in full force and effect at all times as against the owner of any Unit in such premises, regardless of how he acquired title, perpetually unless terminated by a vote of not less than three-fourths (3/4) of the members of the Association.

**ARTICLE XI**  
**DECLARANT'S RIGHTS**

11.1 Declarant Control: The Declarant has created the Association and will retain control of said Association as provided for in Section 5303 of the PA Uniform Planned Community Act (68 Pa. C.S.A. §5303(c)). During the period of Declarant control set forth in (d) hereinbelow, the Declarant may appoint and remove officers and Board of Director members or designate a person to make such appointments or removals. The Declarant may voluntarily surrender the right to appoint and remove officers and Board of Director members before the period of Declarant control set forth in (d) hereinbelow has terminated. In that event the Declarant may require, for the duration of the period of Declarant control, that specified actions of the association or board as described in a recorded instrument executed by the Declarant, be approved by the Declarant before they become effective.

11.2 Period of Declarant Control The period of Declarant control shall run from the date of the first conveyance of a Unit to a person other than the Declarant for a period of not more than seven (7) years; provided, however, that the period of Declarant control will terminate no later than the earlier of the following:

- i) Sixty (60) days after conveyance of 75% of the Units to Owners; or
- ii) Two years after the Declarant has ceased to offer Units for sale in the ordinary course of business.

11.3 Election of Members to Board during Declarant Control Not later than 60 days after conveyance of 25% of the units which may be created to unit owners other than a Declarant, at least one member and not less than 25% of the members of the board shall be elected by unit owners other than the Declarant. Not later than 60 days after conveyance of 50% of the units that may be created to unit owners other than a Declarant, not less than 33% of the members of the board shall be elected by unit owners other than the Declarant.

**ARTICLE XII**  
**LIMITATION OF LIABILITY**

12.1 Standard of Conduct. In the performance of their duties, the officers and members of the Executive Board shall stand in a fiduciary relation to the Association and shall perform their duties, including duties as members of any committee of the Board upon which they may serve, in good faith, in a manner they reasonably believe to be in the best interests of the Association and with such care, including reasonable inquiry, skill and diligence, as a person of ordinary prudence would use under similar circumstances.

(a) In discharging the duties of their respective positions, the Executive Board members and officers may, in considering the best interests of the Association, consider the effects of any action upon suppliers of the Association and upon communities in which the Planned Community is located, and all other pertinent factors. The consideration of those factors shall not constitute a violation of the standards described above.

(b) Absent breach of fiduciary duty, lack of good faith or self dealing, actions taken as an Executive Board member or officer or any failure to take any action shall be presented be in the best interest of the Association.

12.2 Good Faith Reliance. In performing his duties, an officer or Executive Board member shall be entitled to rely in good faith on information, opinions, reports or statements, including financial statements and other financial data, in each case prepared or presented by any of the following:

(a) One or more of the officer(s) or employee(s) of the Association whom the officer(s) or Executive Board member(s) reasonably believes to be reliable and competent in the matters presented.

(b) Counsel, public accountants or other persons as to matters which the officer or Executive Board member reasonably believes to be within the professional or expert competence of such person.

(c) A committee of the Executive Board upon which he or she does not serve, duly designated in accordance with law, as to matters within its designated authority, which committee the officer or Executive Board member reasonably believes to merit confidence.

(d) An officer of Executive Board Member shall not be considered to be acting in good faith if he or she has knowledge concerning the matter in question that would cause his or her reliance to be unwarranted.

(e) An officer of Executive Board member shall not be considered to be acting in good faith if he or she has knowledge concerning the matter in question that would cause his or her reliance to be unwarranted.

12.3 Amendment. The Declarant shall have the right to amend this Declaration at any time to convert the Convertible Real Estate to lots or common facilities without consent of any lot owner. In addition, the Declarant shall have the right to amend the Plats and Plans under § 5210 (e) and (f) of the Act for any purpose without the consent of other lot owners until 75% of the lots have been conveyed.

12.4 Reservations, Declarant's Rights. The Declarant reserves the following rights and combination of rights:

- (a) To add real estate to the Planned Community.
- (b) To create Units and Common Facilities within the Planned Community including, but not limited to, all Convertible Real Estate.
- (c) To subdivide Units, to convert Units into Common Facilities, Limited Common Facilities or Controlled Facilities or Limited Controlled Facilities.
- (d) To withdraw real estate from the Planned Community.

12.5 Reservations, Special Declarant Rights. The Declarant reserves the following Special Declarant Rights to:

- (a) Complete improvements indicated on plats and plans, including but not limited to Convertible Real Estate, under Section 5210 of the Act.
- (b) Convert Convertible Real Estate under Section 5211 of the Act.
- (c) Withdraw Withdrawable Real Estate under Section 5212 of the Act.
- (d) Convert a Unit into two or more Units, Common Facilities or Controlled Facilities or into two or more Units and Common Facilities or Controlled Facilities.
- (e) Maintain offices, signs and models under Section 5217 of the Act.
- (f) Use temporary easements through the Common Elements for the Purpose of making improvements with the Planned Community or within any Convertible Real Estate under Section 5218 of the Act.
- (g) Appoint or remove an officer of the Association or an Executive Board member during any period of Declarant Control under Section 5303 of the Act.

12.6 Reservation to Convert Convertible Real Estate. Declarant hereby explicitly reserves an option until the seventh (7<sup>th</sup>) anniversary of the recording of this Declaration, to convert Convertible Real Estate to the Planned Community from time to time in compliance with Section 5211 of the Act, without the consent of any Unit Owner or holder of a mortgage on a Unit. This option to expand may be terminated prior to such anniversary only upon the filing by the Declarant of an amendment to this Declaration. The Declarant expressly reserves the right to convert any or all portions of the Convertible Real Estate at any time, at different times, in any order, without limitation and without any requirement that any other real estate be added, converted or withdrawn. Said option to convert Convertible Real Estate is within the unfettered discretion of the Declarant and there are no other limitations on this option.

12.7 Reservation to Add Additional Real Estate. Declarant hereby explicitly reserves an option until the seventh (7<sup>th</sup>) anniversary of the recording of this Declaration, to add Additional Real Estate to the Planned Community from time to time in compliance with Section 5211 of the Act, without the consent of any Unit Owner or holder of a mortgage on a Unit. This option to expand may be terminated prior to such anniversary only upon the filing by the Declarant of an amendment to this Declaration. The Declarant expressly reserves the right to add any or all portions of the Additional Real Estate at any time, at different times, in any order, without limitation and without any requirement that any other real estate be added, converted or withdrawn. Said option to add Additional Real Estate is within the unfettered discretion of the Declarant and there are no other limitations on this option.

12.8 Assurance. At such time as the Planned Community is expanded, if at all, the maximum number of Units on the Convertible Real Estate in aggregate will be no more than 155 Units and the maximum number of Units on the Additional Real Estate in aggregate will be no more than 155 Units. Any buildings to be constructed on the Convertible Real Estate and/or Additional real Estate and Units therein shall be compatible in quality, materials and architectural style with the buildings and Units in the Planned Community except that no assurance is made as to size of buildings or Units. All Units would be restricted to residential Use. The Declarant make no assurance (i) as to location of buildings or Units or other improvements and Common Elements within the Convertible Real Estate and/or Additional Real Estate or the extent thereof, or (ii) that any Common Elements created within any Convertible Real Estate and/or Additional Real Estate will be of the same general types and sizes as those within other parts of the Planned Community, or (iii) that the proportion of Limited Common Elements to Units created within any Convertible Real Estate and/or Additional Real Estate will be approximately equal to the proportions existing within other parts of the Planned Community. The Declarant expressly reserves the right to designate Limited Common Elements in the Convertible Real Estate and/or Additional Real Estate and to make improvements. The Declarant makes no assurances as to such improvements or Limited Common Elements or proportion of Limited Common Elements to Units. If Units are created in the Convertible Real Estate and/or Additional Real Estate, each Unit Owner therein shall be a member of the

Association, each new Unit shall have one vote in the Association and each Unit shall have equal Common Expense Liability with all other Units for General Common Expenses (and each Unit shall have liability for Special Allocations under Section 5314 of the Act and Section 4.1(c) and Special Assessments under Section 6.4). The percentage of Common Expense Liability of each Unit shall be determined by dividing the total of the previously existing and any newly created number of Units into 100, and the quotient is the percentage of Common Expense Liability of each Unit for General Common Expenses. All restrictions in this Declaration affecting use, occupancy and alienation of Units shall apply to Units created in the Convertible Real Estate and/or Additional Real Estate. In the event that the Declarant shall not add, or adds and then subsequently withdraws, any portion of the Convertible Real Estate and/or Additional Real Estate, the Declarant shall nevertheless have the right to construct all or any portion of any Building on the Real Estate described in Exhibits "B" "C" and "D", as they may be amended from time to time and operates the same without restriction. No assurance given herein shall apply to any portion of the Convertible Real Estate and/or Additional Real Estate not added to or withdrawn from the Planned Community.

12.9 Reservations to Withdraw Real Estate. The Declarant hereby explicitly reserve an option, until the seventh (7<sup>th</sup>) anniversary of the recording of this Declaration, to withdraw Withdrawable Real Estate from the Planned Community from time to time in compliance with Section 5212 of the Act, without the consent of any Unit Owner or holder of a mortgage on any Unit. This option to withdraw may be terminated prior to such anniversary only upon the filing of an amendment to this Declaration by the Declarant. The Declarant expressly reserve the right to withdraw any or all portions of the Withdrawable Real Estate at any time, at different times, in any order, without limitation and without any requirement that any other real estate be withdrawn added or converted, except as set forth in Section 5212 of the Act; provided, however, that the Withdrawable Real Estate shall not exceed the area described as such on Exhibit "C" hereto and shall be subject to all necessary approvals and permitting from the appropriate governmental bodies. There are no other limitations on this option to withdraw the Withdrawable Real Estate. If real estate containing Units is withdrawn from the Planned Community, membership in the Association will be decreased by the number of Units withdrawn. The number of votes in the Association will be decreased by one vote for each Unit in the withdrawn real estate. Each remaining Unit shall have one vote in the Association and each remaining Unit shall have equal Common Expense Liability with all other remaining Units for General Common Expenses (and each Unit shall have the liability for Special Allocations under Section 5314 of the Act and Section 4.1(c) and Special Assessments under Section 6.4). The percentage of Common Expense Liability shall be determined by dividing the number of remaining Units into 100 and the quotient will be the percentage of Common Expense Liability of each Unit for General Common Expenses. In the event that the Declarant withdraw any portion of the Withdrawable Real Estate, the Declarant shall nevertheless have the right to construct all or any portion of any building on such real estate and operate the same without restriction. No assurance given herein shall apply to any portion of the Withdrawable Real Estate withdrawn from

the Planned Community. Said option to withdraw Real Estate is within the unfettered discretion of the Declarant and there are no other limitations on this option.

**ARTICLE XIII**  
**AMENDMENT**

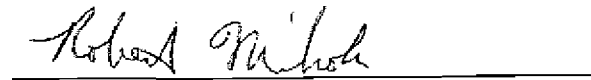
13.1 Amendments. Subject to the Declarant's rights under Section 11.2, this Declaration may be amended at any time after the date hereof by a vote of at least three-fourths (3/4) of all Unit owners at a meeting of all Unit owners after written notice of the meeting is given to all Unit owners. The Amended Declaration shall be signed by the President of the Association recorded at the Recorder of Deeds Office of Allegheny County and indexed against all record owners.

IN WITNESS WHEREOF, the said Declarant has caused its name to be signed to these presents on the day and year first above written.

WITNESS:

DECLARANT: Maronda Homes, Inc.

  
\_\_\_\_\_

  
\_\_\_\_\_  
Vice President of Land



**EXHIBIT A**

**Granite Ridge Phase I**  
**Lots 101-127**  
**Stormwater Management Parcel C**  
**As recorded October 16, 2003 (PBV 243 Page 187)**

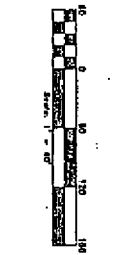
**Granite Ridge Phase II**  
**Lots 201-206**  
**Open Space 1**  
**Open Space 2**  
**As recorded June 22, 2005 (PBV 250 Page 90)**

**Granite Ridge Phase III**  
**Lots 301-328**  
**As recorded October 28, 2005 (PBV 252 Page 49)**

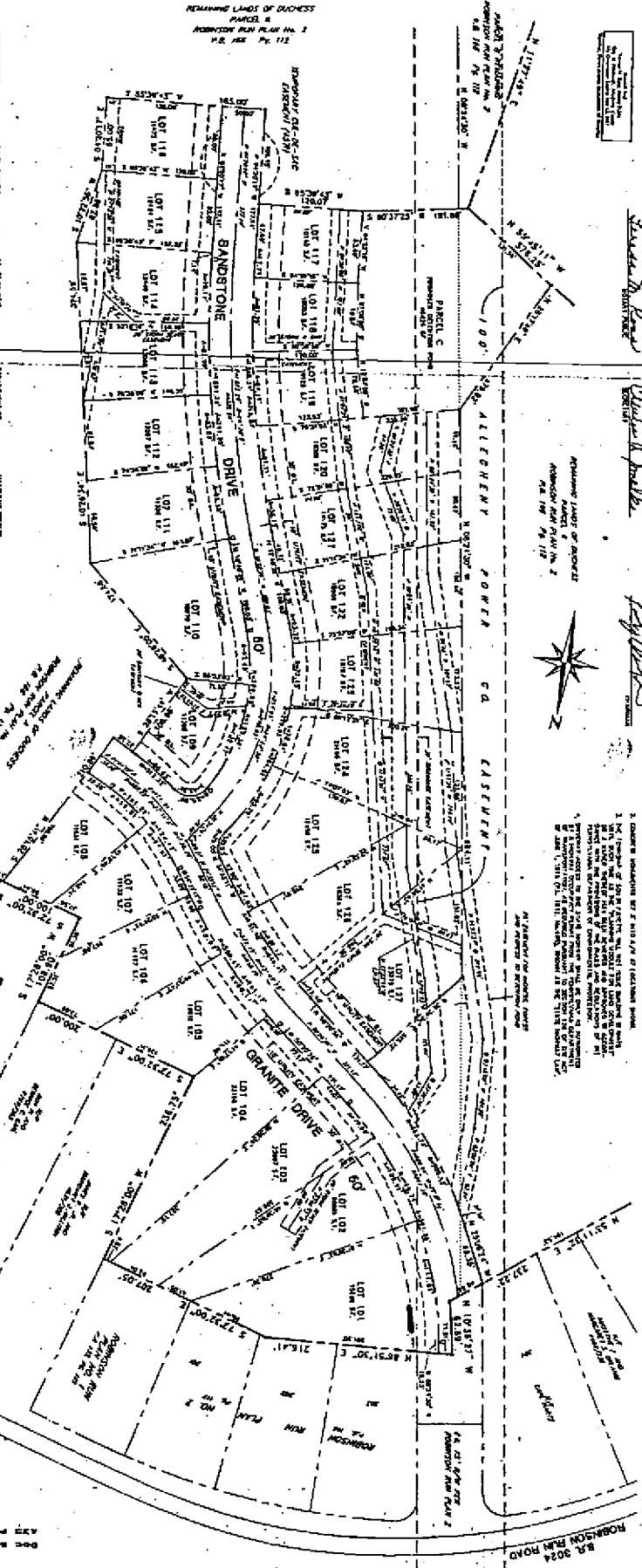
**Granite Ridge Phase IV**  
**Lots 401-416**  
**Open Space 4A**  
**As recorded October 28, 2005 (PBV 252 Page 47)**

**Granite Ridge Phase V**  
**Lots 501-541**  
**Open Space 5A**  
**Open Space 5B**  
**Stormwater Management Parcel C**  
**As recorded February 14, 2006 (PBV 253 Page 45)**

**Granite Ridge Phase VI**  
**Lots 601-613**  
**Open Space 6**  
**As recorded February 14, 2006 (PBV 253 Page 44)**



03-114 7318  
 Dec 24 1973  
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REMAINING LANDS OF DUCHESS  
 PARCEL #  
 ROBINSON RUN PLAN No. 2  
 P.R. 164, 165 & 112

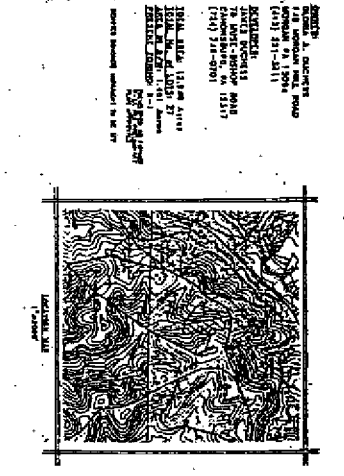
WIND RIDGE ENGINEERING CO.  
 245 FINCH ROAD  
 WIND RIDGE PA. 15380  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

RECORDING PLAN No. 114  
 GRANITE RIDGE PLAN OF LOTS  
 RESUBDIVISION OF ROBINSON RUN PLAN No. 2  
 P.R. 164, 165 & 112

WIND RIDGE ENGINEERING CO.  
 245 FINCH ROAD  
 WIND RIDGE PA. 15380  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

RECORDING PLAN No. 114  
 GRANITE RIDGE PLAN OF LOTS  
 RESUBDIVISION OF ROBINSON RUN PLAN No. 2  
 P.R. 164, 165 & 112

WIND RIDGE ENGINEERING CO.  
 245 FINCH ROAD  
 WIND RIDGE PA. 15380  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



RECORDED PLAN  
 GRANITE RIDGE PLAN OF LOTS  
 RESUBDIVISION OF ROBINSON RUN PLAN No. 2  
 P.R. 164, 165 & 112  
 SOUTH FAYETTE TOWNSHIP  
 ALLEGANY COUNTY - PENNSYLVANIA  
 PREPARED FOR  
 JAMES DUCHESS

WIND RIDGE ENGINEERING CO.  
 245 FINCH ROAD  
 WIND RIDGE PA. 15380  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

Recorded Plan  
 Granite Ridge  
 Phase



**Wind Ridge Engineering, Inc.**  
 1001  
*James R. Boyer*  
 Licensed Professional Engineer  
 No. 1001

*James R. Boyer*  
 Licensed Professional Engineer  
 No. 1001

*James R. Boyer*  
 Licensed Professional Engineer  
 No. 1001

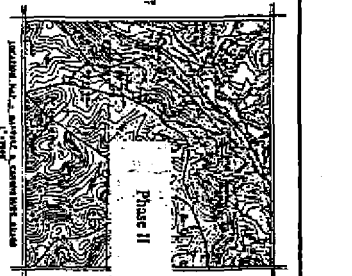
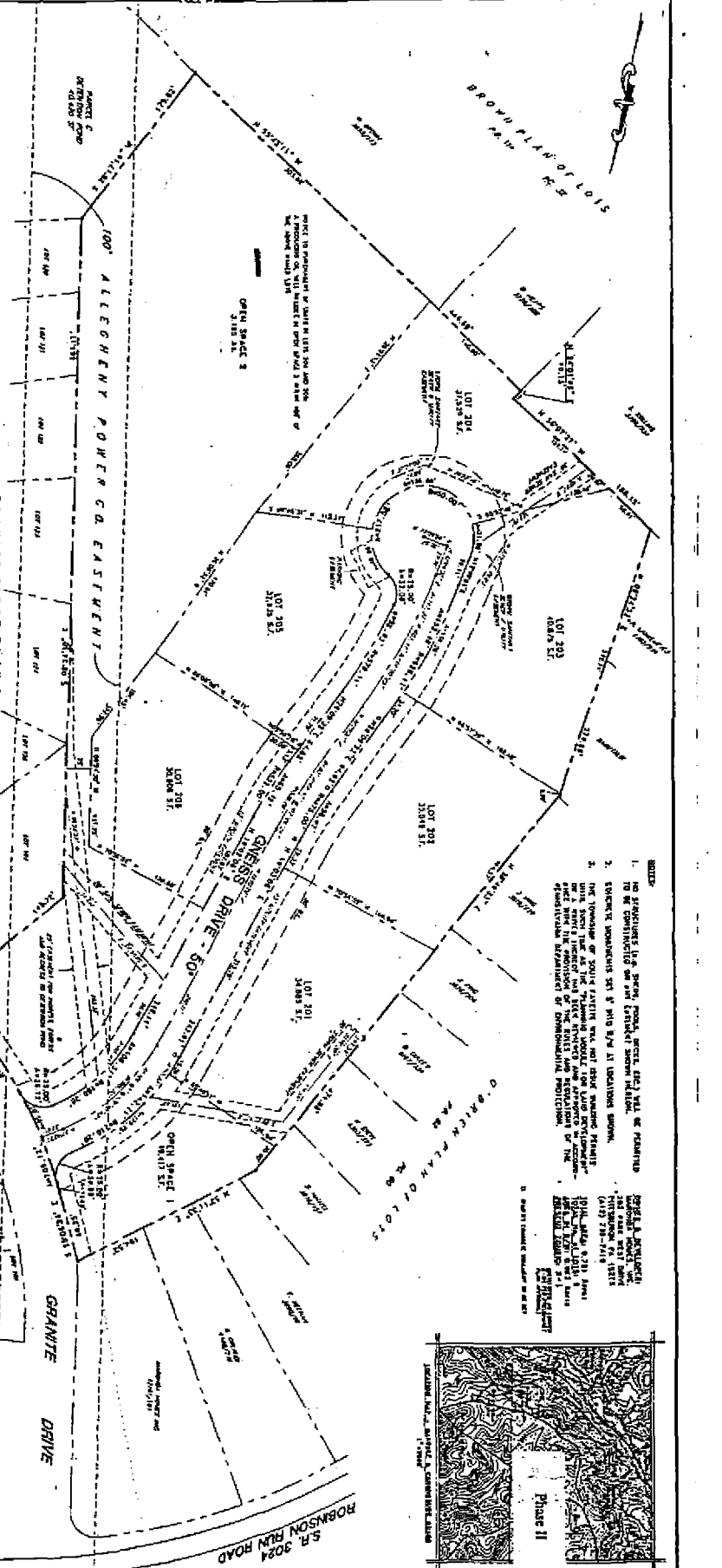
*James R. Boyer*  
 Licensed Professional Engineer  
 No. 1001

THE STATE OF PENNSYLVANIA, COUNTY OF ALLEGHENY, TOWNSHIP OF SOUTH FAYETTE, BEING THE SEVERAL PARTS OF THE GRANITE RIDGE ESTATE, AS SHOWN ON THE GRANITE RIDGE PLAN No. 2, AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF ALLEGHENY COUNTY, PENNSYLVANIA, ON THIS 10th DAY OF APRIL, 1984, IN ACCORDANCE WITH THE PROVISIONS OF THE ACT OF APRIL 22, 1938 (P.S. 548.01), AND THE ACT OF APRIL 22, 1938 (P.S. 548.02), AND THE ACT OF APRIL 22, 1938 (P.S. 548.03), AND THE ACT OF APRIL 22, 1938 (P.S. 548.04), AND THE ACT OF APRIL 22, 1938 (P.S. 548.05), AND THE ACT OF APRIL 22, 1938 (P.S. 548.06), AND THE ACT OF APRIL 22, 1938 (P.S. 548.07), AND THE ACT OF APRIL 22, 1938 (P.S. 548.08), AND THE ACT OF APRIL 22, 1938 (P.S. 548.09), AND THE ACT OF APRIL 22, 1938 (P.S. 548.10), AND THE ACT OF APRIL 22, 1938 (P.S. 548.11), AND THE ACT OF APRIL 22, 1938 (P.S. 548.12), AND THE ACT OF APRIL 22, 1938 (P.S. 548.13), AND THE ACT OF APRIL 22, 1938 (P.S. 548.14), AND THE ACT OF APRIL 22, 1938 (P.S. 548.15), AND THE ACT OF APRIL 22, 1938 (P.S. 548.16), AND THE ACT OF APRIL 22, 1938 (P.S. 548.17), AND THE ACT OF APRIL 22, 1938 (P.S. 548.18), AND THE ACT OF APRIL 22, 1938 (P.S. 548.19), AND THE ACT OF APRIL 22, 1938 (P.S. 548.20), AND THE ACT OF APRIL 22, 1938 (P.S. 548.21), AND THE ACT OF APRIL 22, 1938 (P.S. 548.22), AND THE ACT OF APRIL 22, 1938 (P.S. 548.23), AND THE ACT OF APRIL 22, 1938 (P.S. 548.24), AND THE ACT OF APRIL 22, 1938 (P.S. 548.25), AND THE ACT OF APRIL 22, 1938 (P.S. 548.26), AND THE ACT OF APRIL 22, 1938 (P.S. 548.27), AND THE ACT OF APRIL 22, 1938 (P.S. 548.28), AND THE ACT OF APRIL 22, 1938 (P.S. 548.29), AND THE ACT OF APRIL 22, 1938 (P.S. 548.30), AND THE ACT OF APRIL 22, 1938 (P.S. 548.31), AND THE ACT OF APRIL 22, 1938 (P.S. 548.32), AND THE ACT OF APRIL 22, 1938 (P.S. 548.33), AND THE ACT OF APRIL 22, 1938 (P.S. 548.34), AND THE ACT OF APRIL 22, 1938 (P.S. 548.35), AND THE ACT OF APRIL 22, 1938 (P.S. 548.36), AND THE ACT OF APRIL 22, 1938 (P.S. 548.37), AND THE ACT OF APRIL 22, 1938 (P.S. 548.38), AND THE ACT OF APRIL 22, 1938 (P.S. 548.39), AND THE ACT OF APRIL 22, 1938 (P.S. 548.40), AND THE ACT OF APRIL 22, 1938 (P.S. 548.41), AND THE ACT OF APRIL 22, 1938 (P.S. 548.42), AND THE ACT OF APRIL 22, 1938 (P.S. 548.43), AND THE ACT OF APRIL 22, 1938 (P.S. 548.44), AND THE ACT OF APRIL 22, 1938 (P.S. 548.45), AND THE ACT OF APRIL 22, 1938 (P.S. 548.46), AND THE ACT OF APRIL 22, 1938 (P.S. 548.47), AND THE ACT OF APRIL 22, 1938 (P.S. 548.48), AND THE ACT OF APRIL 22, 1938 (P.S. 548.49), AND THE ACT OF APRIL 22, 1938 (P.S. 548.50), AND THE ACT OF APRIL 22, 1938 (P.S. 548.51), AND THE ACT OF APRIL 22, 1938 (P.S. 548.52), AND THE ACT OF APRIL 22, 1938 (P.S. 548.53), AND THE ACT OF APRIL 22, 1938 (P.S. 548.54), AND THE ACT OF APRIL 22, 1938 (P.S. 548.55), AND THE ACT OF APRIL 22, 1938 (P.S. 548.56), AND THE ACT OF APRIL 22, 1938 (P.S. 548.57), AND THE ACT OF APRIL 22, 1938 (P.S. 548.58), AND THE ACT OF APRIL 22, 1938 (P.S. 548.59), AND THE ACT OF APRIL 22, 1938 (P.S. 548.60), AND THE ACT OF APRIL 22, 1938 (P.S. 548.61), AND THE ACT OF APRIL 22, 1938 (P.S. 548.62), AND THE ACT OF APRIL 22, 1938 (P.S. 548.63), AND THE ACT OF APRIL 22, 1938 (P.S. 548.64), AND THE ACT OF APRIL 22, 1938 (P.S. 548.65), AND THE ACT OF APRIL 22, 1938 (P.S. 548.66), AND THE ACT OF APRIL 22, 1938 (P.S. 548.67), AND THE ACT OF APRIL 22, 1938 (P.S. 548.68), AND THE ACT OF APRIL 22, 1938 (P.S. 548.69), AND THE ACT OF APRIL 22, 1938 (P.S. 548.70), AND THE ACT OF APRIL 22, 1938 (P.S. 548.71), AND THE ACT OF APRIL 22, 1938 (P.S. 548.72), AND THE ACT OF APRIL 22, 1938 (P.S. 548.73), AND THE ACT OF APRIL 22, 1938 (P.S. 548.74), AND THE ACT OF APRIL 22, 1938 (P.S. 548.75), AND THE ACT OF APRIL 22, 1938 (P.S. 548.76), AND THE ACT OF APRIL 22, 1938 (P.S. 548.77), AND THE ACT OF APRIL 22, 1938 (P.S. 548.78), AND THE ACT OF APRIL 22, 1938 (P.S. 548.79), AND THE ACT OF APRIL 22, 1938 (P.S. 548.80), AND THE ACT OF APRIL 22, 1938 (P.S. 548.81), AND THE ACT OF APRIL 22, 1938 (P.S. 548.82), AND THE ACT OF APRIL 22, 1938 (P.S. 548.83), AND THE ACT OF APRIL 22, 1938 (P.S. 548.84), AND THE ACT OF APRIL 22, 1938 (P.S. 548.85), AND THE ACT OF APRIL 22, 1938 (P.S. 548.86), AND THE ACT OF APRIL 22, 1938 (P.S. 548.87), AND THE ACT OF APRIL 22, 1938 (P.S. 548.88), AND THE ACT OF APRIL 22, 1938 (P.S. 548.89), AND THE ACT OF APRIL 22, 1938 (P.S. 548.90), AND THE ACT OF APRIL 22, 1938 (P.S. 548.91), AND THE ACT OF APRIL 22, 1938 (P.S. 548.92), AND THE ACT OF APRIL 22, 1938 (P.S. 548.93), AND THE ACT OF APRIL 22, 1938 (P.S. 548.94), AND THE ACT OF APRIL 22, 1938 (P.S. 548.95), AND THE ACT OF APRIL 22, 1938 (P.S. 548.96), AND THE ACT OF APRIL 22, 1938 (P.S. 548.97), AND THE ACT OF APRIL 22, 1938 (P.S. 548.98), AND THE ACT OF APRIL 22, 1938 (P.S. 548.99), AND THE ACT OF APRIL 22, 1938 (P.S. 548.100).

IN WITNESS WHEREOF, THE SAID ENGINEER HAS HEREON SET HIS HAND AND SEAL OF OFFICE AT PITTSBURGH, PENNSYLVANIA, ON THIS 10th DAY OF APRIL, 1984.

*James R. Boyer*  
 Licensed Professional Engineer  
 No. 1001

*James R. Boyer*  
 Licensed Professional Engineer  
 No. 1001



Granite Ridge  
 Recorded 11/18

WIND RIDGE ENGINEERING  
 315 PINE ROAD  
 PITTSBURGH, PA. 15201  
 (412) 781-2275

GRANITE RIDGE PLAN No. 2  
 SOUTH FAYETTE TOWNSHIP  
 ALLEGHENY COUNTY - PENNSYLVANIA  
 PREPARED FOR  
 MARIONDA HOMES, INC.

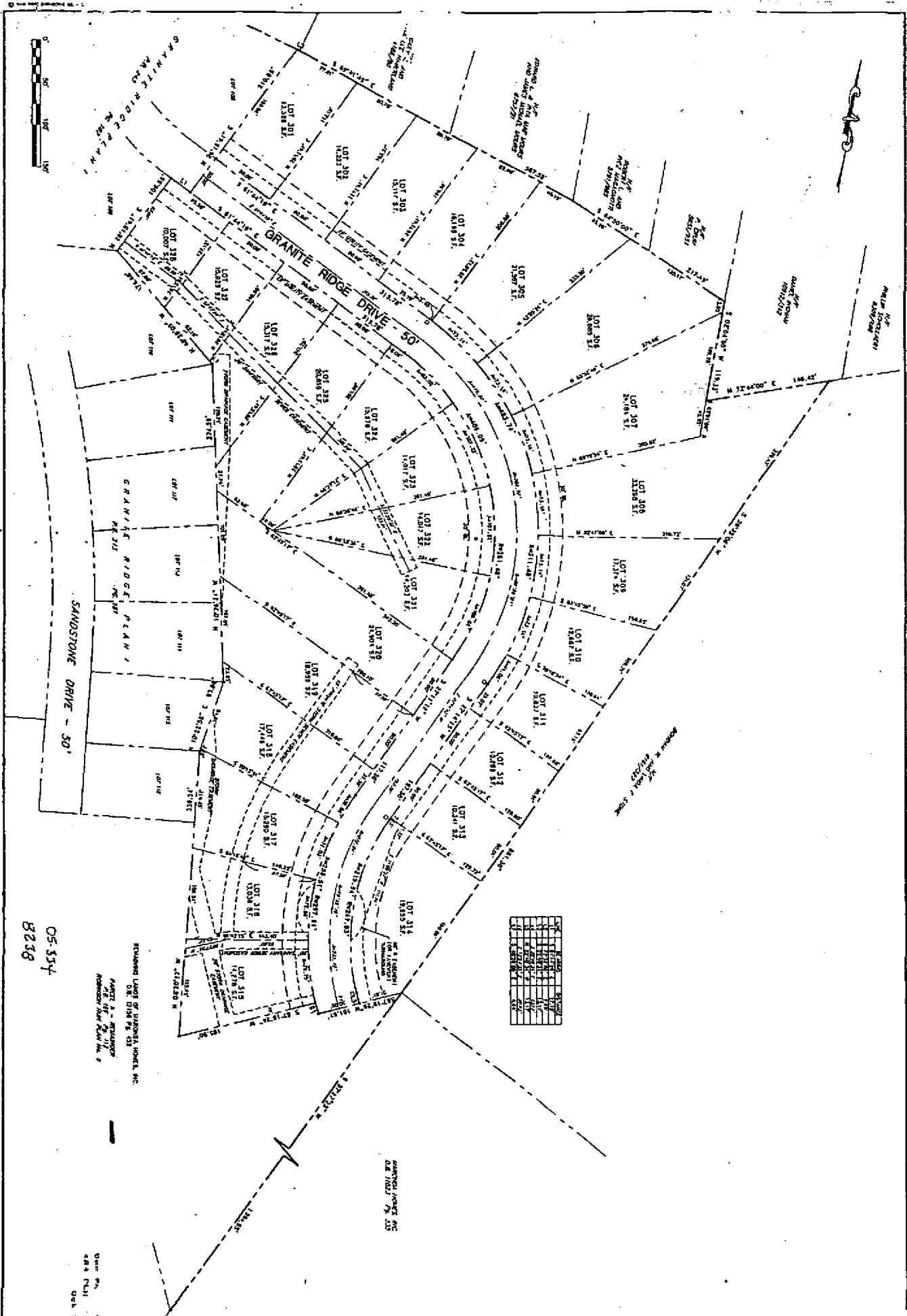
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

Phase II  
 Recorded Plan

Granite Ridge  
 Recorded Plan

WIND RIDGE ENGINEERING  
 315 PINE ROAD  
 PITTSBURGH, PA. 15201  
 (412) 781-2275

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



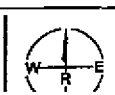
05-554  
8238

REMAINING LOTS OF HARBORLAND HOMES, INC.  
SHEET 4 - GRANITE RIDGE  
MAY 1988 BY [unclear]

NO.	DESCRIPTION	DATE
1	PREPARED BY	11/87
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	

SCALE: 1" = 50'  
DATE: 11/87  
DRAWN BY: [unclear]  
CHECKED BY: [unclear]  
DESIGNED BY: [unclear]  
REVISED BY: [unclear]  
DATE: [unclear]

**GRANITE RIDGE PLAN No. 3**  
SOUTH FAYETTE TOWNSHIP  
ALLEGHENY COUNTY - PENNSYLVANIA

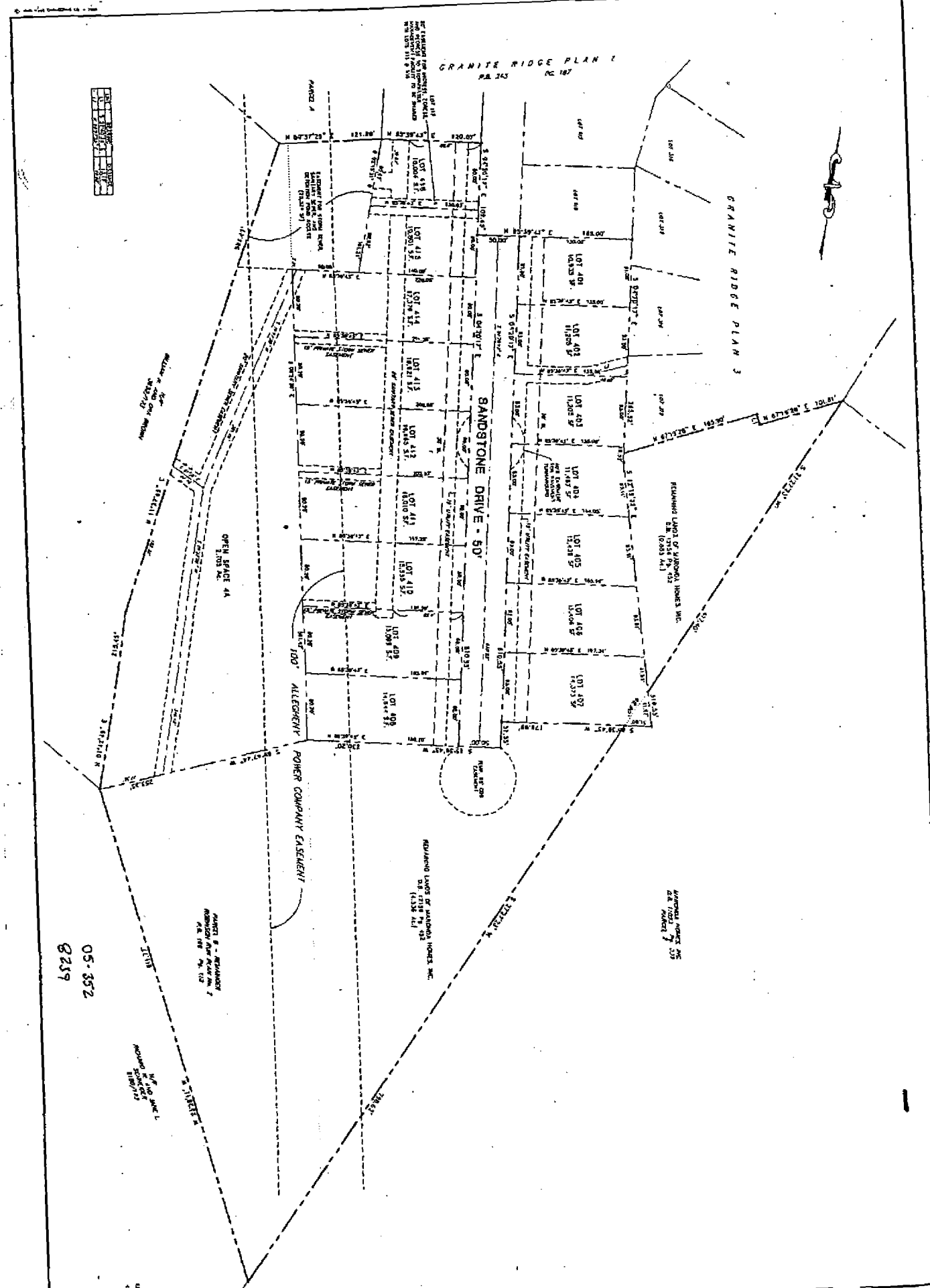


**WIND RIDGE ENGINEERING CO**  
183 FINCH ROAD  
WIND RIDGE PA. 15360  
(724) 426-5266



Granite R  
Phase I





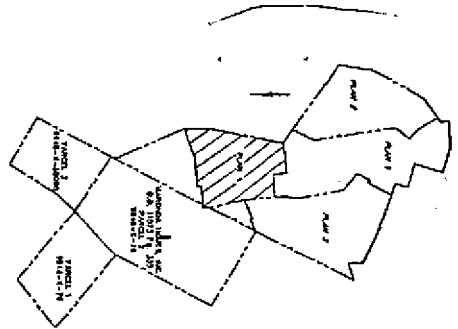
05-352  
8239

**GRANITE RIDGE PLAN No. 4**  
SOUTH FAYETTE TOWNSHIP

**WIND RIDGE ENGINEERING CO**  
225 FINCH ROAD  
SOUTH FAYETTE, ALA 35890  
(205) 378-3282

SCALE: 1" = 40'	DATE: 05/11/05
DRAWN BY: J. H. HARRIS	CHECKED BY: J. H. HARRIS
DATE: 05/11/05	DATE: 05/11/05
PROJECT: GRANITE RIDGE PLAN NO. 4	CLIENT: WIND RIDGE ENGINEERING CO.
REVISIONS:	

DEVELOPMENTAL MAP  
SCALE 1"=500'



- NOTES:
1. NO STRUCTURES (i.e. STOPS, POOLS, STAIRS, ETC.) WILL BE PERMITTED TO BE CONSTRUCTED ON OR EASTWARD FROM TRAIL.
  2. CONCRETE FOUNDATIONS SET IN W/4 OR 1/2" OF LOCALIZED STONE.
  3. THE TOWNSHIP OF SOUTH FATETTE WILL NOT ISSUE BUILDING PERMITS UNTIL SUCH TIME AS THE "LANDING" APPLICANT FOR LAND DEVELOPMENT HAS OBTAINED THE NECESSARY PERMITS FROM THE STATE AND FEDERAL AGENCIES INVOLVED IN THE PROTECTION OF ENVIRONMENTAL PROTECTION.

PROJECT & SPECIFICATIONS  
 PROJECT NO. 100  
 2000 PARK WEST DRIVE  
 WIND RIDGE, PA. 15360  
 (724) 428-1500

TOTAL AREA: 4.84 ACRES  
 TOTAL BUILDING AREA: 10,000 SQ. FT.  
 TOTAL TRAIL LENGTH: 14.100 MILES  
 TOTAL TRAIL WIDTH: 10 FT.  
 TOTAL TRAIL WIDTH: 10 FT.

DATE: 10/11/00

BY: [Signature]

DATE: 10/11/00

BY: [Signature]



THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FATETTE, PENNSYLVANIA, HAS REVIEWED AND APPROVED THE DEVELOPMENTAL MAP FOR THE PROJECT DESCRIBED ABOVE, AND HAS ORDERED THAT THE SAME BE RECORDED IN THE OFFICE OF THE TOWNSHIP CLERK.

WITNESSED MY HAND AND SEAL OF OFFICE THIS 11th DAY OF OCTOBER, 2000.

[Signature]

TOWNSHIP CLERK

CONFORMANCE WITH PROVISIONS OF THE ZONING ORDINANCE OF THE TOWNSHIP OF SOUTH FATETTE, PENNSYLVANIA, IS HEREBY CERTIFIED AS FOLLOWS:

THE PROJECT DESCRIBED ABOVE IS IN CONFORMANCE WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF SOUTH FATETTE, PENNSYLVANIA, AND THE BOARD OF SUPERVISORS HAS ORDERED THAT THE SAME BE RECORDED IN THE OFFICE OF THE TOWNSHIP CLERK.

WITNESSED MY HAND AND SEAL OF OFFICE THIS 11th DAY OF OCTOBER, 2000.

[Signature]

TOWNSHIP CLERK

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FATETTE, PENNSYLVANIA, HAS REVIEWED AND APPROVED THE DEVELOPMENTAL MAP FOR THE PROJECT DESCRIBED ABOVE, AND HAS ORDERED THAT THE SAME BE RECORDED IN THE OFFICE OF THE TOWNSHIP CLERK.

WITNESSED MY HAND AND SEAL OF OFFICE THIS 11th DAY OF OCTOBER, 2000.

[Signature]

TOWNSHIP CLERK

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FATETTE, PENNSYLVANIA, HAS REVIEWED AND APPROVED THE DEVELOPMENTAL MAP FOR THE PROJECT DESCRIBED ABOVE, AND HAS ORDERED THAT THE SAME BE RECORDED IN THE OFFICE OF THE TOWNSHIP CLERK.

WITNESSED MY HAND AND SEAL OF OFFICE THIS 11th DAY OF OCTOBER, 2000.

[Signature]

TOWNSHIP CLERK

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

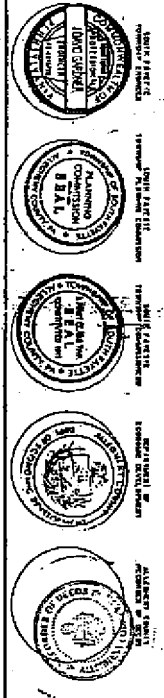
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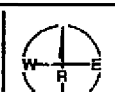


05-3552  
8239

WIND RIDGE ENGINEERING CO.

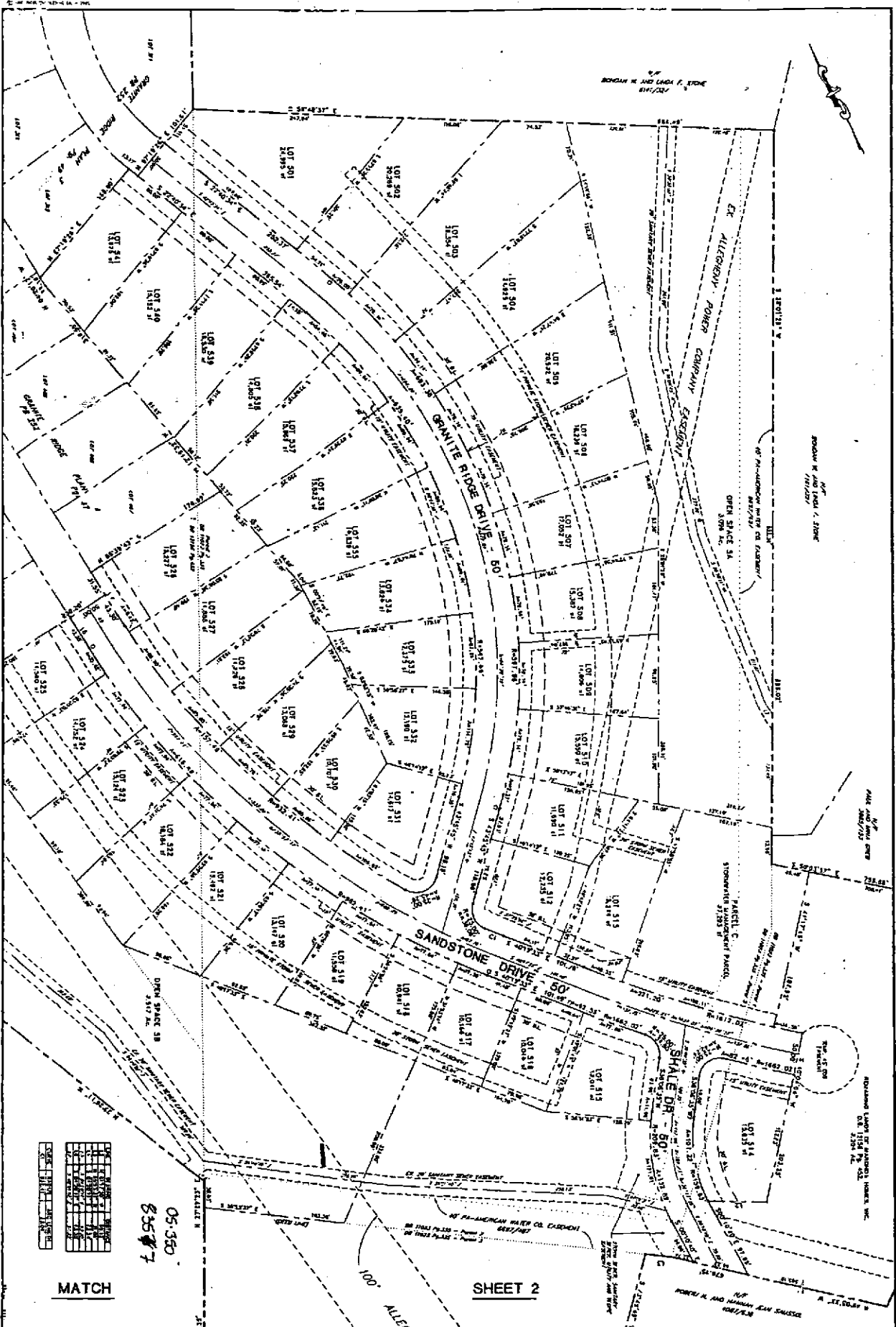
285 FINCH ROAD  
WIND RIDGE, PA. 15360  
(724) 428-1500

**GRANITE RIDGE PLAN No. 4**  
 SOUTH FATETTE TOWNSHIP  
 ALLEGHENY COUNTY - PENNSYLVANIA



**WIND RIDGE ENGINEERING CO.**  
 285 FINCH ROAD  
 WIND RIDGE, PA. 15360  
 (724) 428-1500





05-580	83577
05-581	83578
05-582	83579
05-583	83580
05-584	83581
05-585	83582
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05-609	83606
05-610	83607
05-611	83608
05-612	83609
05-613	83610
05-614	83611

MATCH

SHEET 2

1 / 3

**GRANITE RIDGE PLAN No. 5**  
 SITUATE  
 SOUTH FAYETTE TOWNSHIP  
 ALLEGHENY COUNTY - PENNSYLVANIA  
 PREPARED FOR  
 MARONDA HOMES, INC.



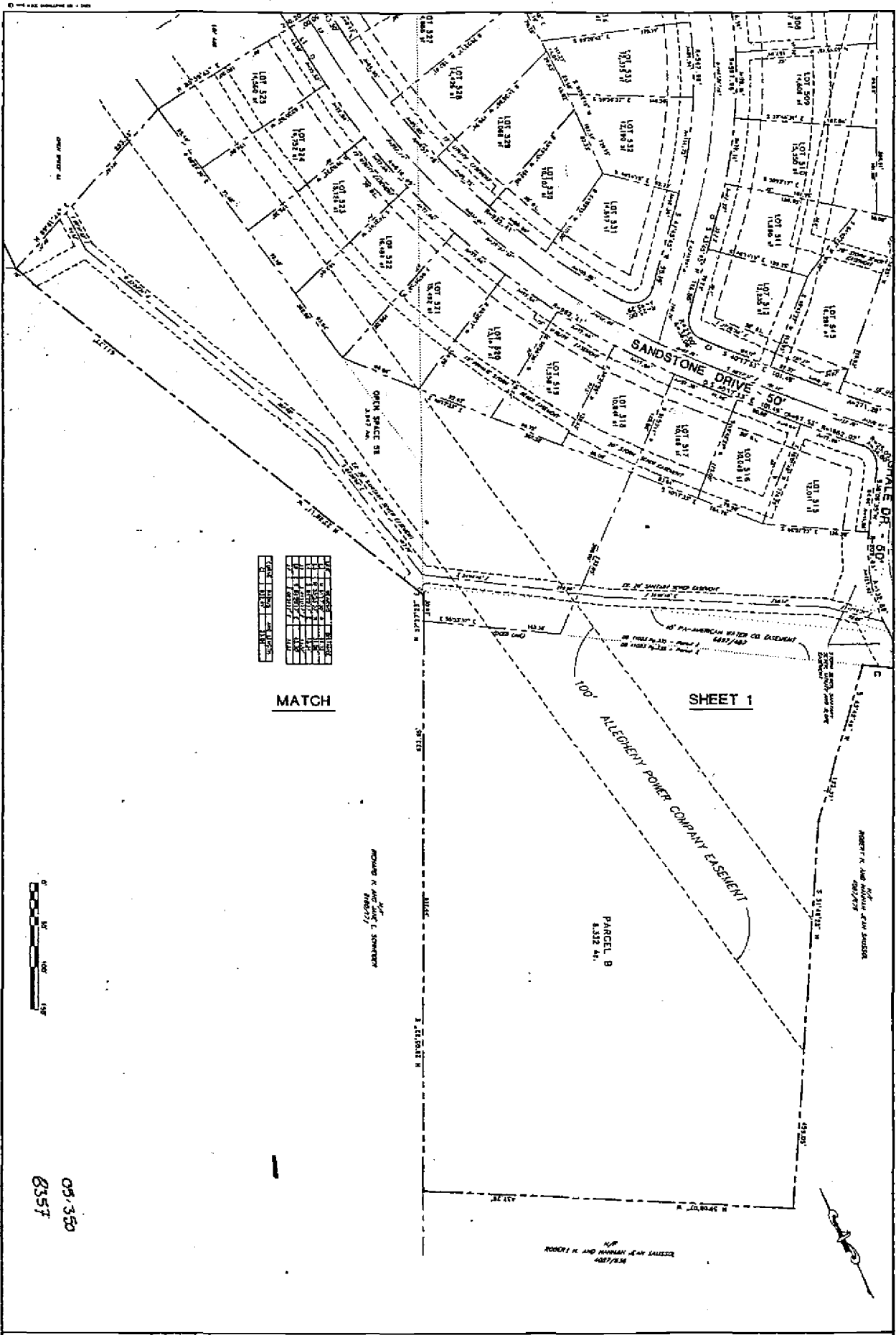
**WIND RIDGE ENGINEERING CO.**  
 222 FRENCH ROAD  
 WIND RIDGE, PA 15360  
 724-238-2250

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



Phase V  
 Granite Ridge







1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

**MATCH**

**SHEET 1**



05-350  
8357

2 / 3 DATE: 08/20/2008 SCALE: 1"=50' DRAWN BY: JES CHECKED BY: JES DATE: 08/20/2008 PROJECT: GRANITE RIDGE SHEET: 2 OF 3	<b>GRANITE RIDGE PLAN No. 5</b> SOUTH PAYETTE TOWNSHIP ALLEGHENY COUNTY - PENNSYLVANIA PREPARED FOR MARONDA HOMES, INC.	 <b>WIND RIDGE ENGINEERING CO.</b> 265 FINCH ROAD WIND RIDGE PA 15360 724-628-2548 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS	
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THESE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, AND SCHEDULES SHALL BE KEPT ON FILE AT THE OFFICE OF THE TOWNSHIP ENGINEER, SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA, AND SHALL BE AVAILABLE FOR REVIEW BY ANY PERSON AT ANY TIME. THE TOWNSHIP ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE PLANS AND SPECIFICATIONS FROM DAMAGE, LOSS, OR THEFT. THE TOWNSHIP ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE PLANS AND SPECIFICATIONS FROM DAMAGE, LOSS, OR THEFT. THE TOWNSHIP ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE PLANS AND SPECIFICATIONS FROM DAMAGE, LOSS, OR THEFT.

BY: *[Signature]*  
 TOWNSHIP ENGINEER

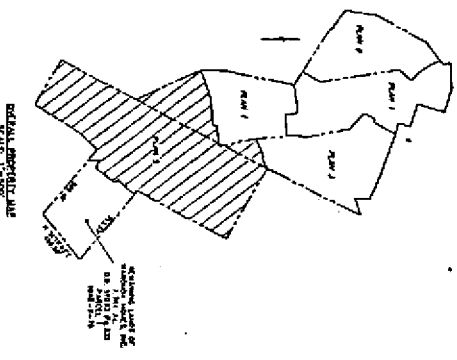
DATE: 05-13-2006

BY: *[Signature]*  
 PROJECT ENGINEER

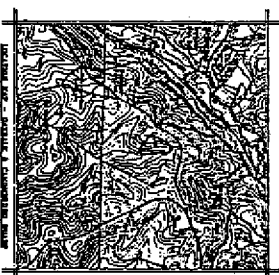
BY: *[Signature]*  
 SURVEYOR

BY: *[Signature]*  
 CIVIL ENGINEER

BY: *[Signature]*  
 LANDSCAPE ARCHITECT



- 1. NO STRUCTURES (SILV, STUMP, POLE, STAKE, ETC.) SHALL BE PERMITTED TO BE CONSTRUCTED OR PLACED WITHIN THE SHOWN EASEMENT.
- 2. CONCRETE FOUNDATIONS FOR 2" MIN. DIA. AT LOCATIONS SHOWN.
- 3. THE TOWNSHIP ENGINEER SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF A MARKET VALUE FOR THE PROPERTY OR FOR THE DESIGN OF THE FOUNDATION OF THE PROPOSED STRUCTURE.



NOTE: A. DISTANCE FROM PROPERTY LINE TO CENTER OF ROAD SHALL BE 10.0 FEET.  
 B. DISTANCE FROM PROPERTY LINE TO CENTER OF ROAD SHALL BE 10.0 FEET.  
 C. DISTANCE FROM PROPERTY LINE TO CENTER OF ROAD SHALL BE 10.0 FEET.

05-350  
 8357

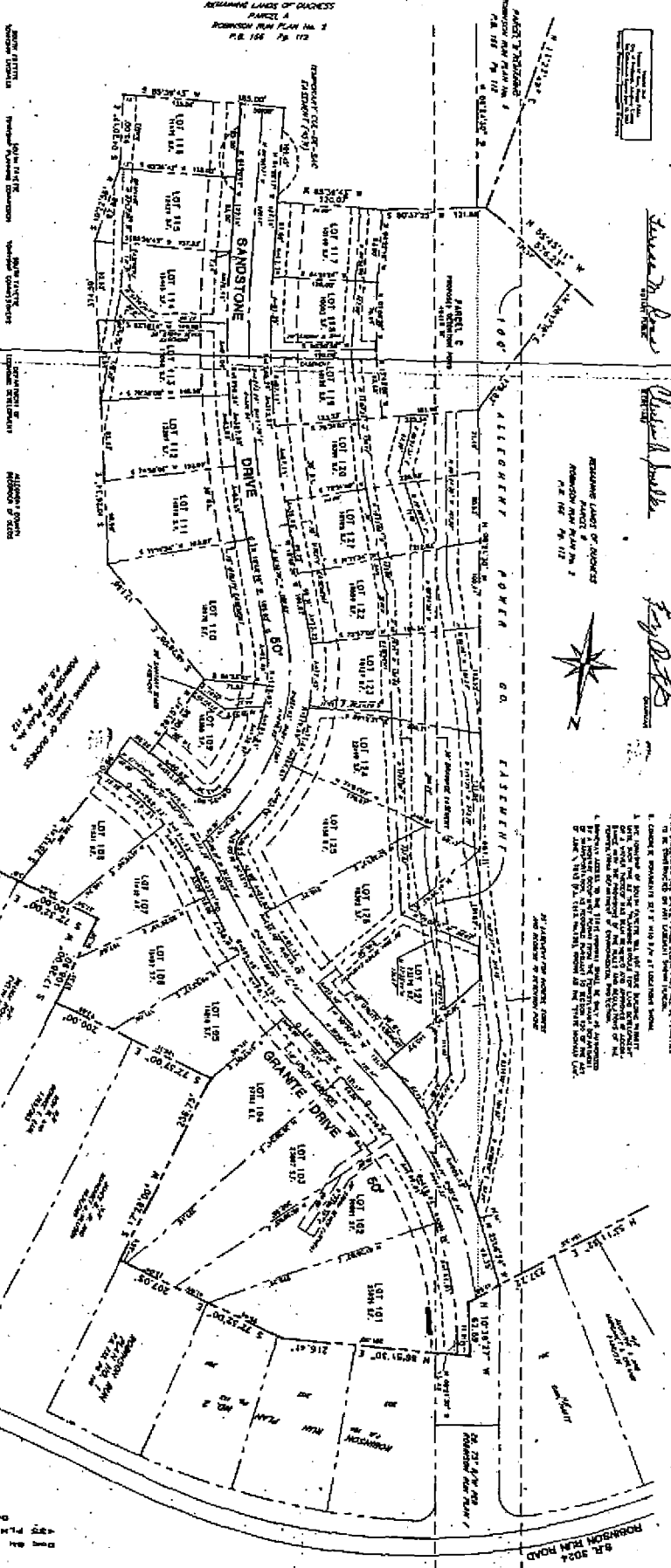
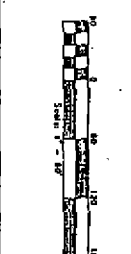
	<b>WIND RIDGE ENGINEERING CO.</b> 285 PINE ROAD WIND RIDGE, PA. 15366 724-438-5249 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS	
	<b>GRANITE RIDGE PLAN No. 5</b> SOUTH FAYETTE TOWNSHIP ALLEGHENY COUNTY - PENNSYLVANIA MARONDA HOWES, INC.	



**EXHIBIT B**  
**Committed Real Estate**

**Granite Ridge Phase I**  
**Lots 101-127**  
**Stormwater Management Parcel C**  
**As recorded October 16, 2003 (PBV 243 Page 187)**

**Granite Ridge Phase II**  
**Lots 201-206**  
**Open Space 1**  
**Open Space 2**  
**As recorded June 22, 2005 (PBV 250 Page 90)**



REMAINING LINES OF DITCHES  
 PARCELS 4  
 ROBINSON RUN PLAN No. 2  
 P.B. 156 P. 112

APPLICANT: *James Duchess*  
 REVIEWER: *Michael A. Riddle*

DATE: *1/1/11*

RESIDUAL LOTS OF ROBINSON RUN PLAN No. 2  
 PARCELS 4  
 P.B. 156 P. 112

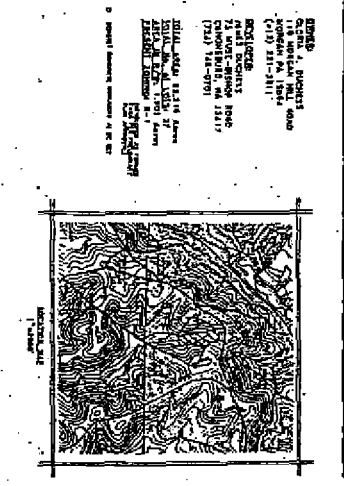
APPLICANT: *James Duchess*  
 REVIEWER: *Michael A. Riddle*

DATE: *1/1/11*

RESIDUAL LOTS OF ROBINSON RUN PLAN No. 2  
 PARCELS 4  
 P.B. 156 P. 112

APPLICANT: *James Duchess*  
 REVIEWER: *Michael A. Riddle*

DATE: *1/1/11*



03-114-7310

RECORDED PLAN  
 GRANITE RIDGE PLAN OF LOTS  
 RESUBDIVISION OF ROBINSON RUN PLAN OF LOTS No. 2  
 P.B. 156 P. 112 & 113

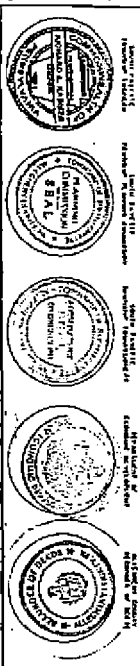
SOUTH FAYETTE TOWNSHIP  
 ALLEGHENY COUNTY - PENNSYLVANIA

PREPARED FOR  
 JAMES DUCHESS

**WIND RIDGE ENGINEERING CO.**  
 228 FINCH ROAD  
 WIND RIDGE PA 15360  
 (724) 432-2244

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

Recorded Plan  
 Phase  
 Granite Ridge



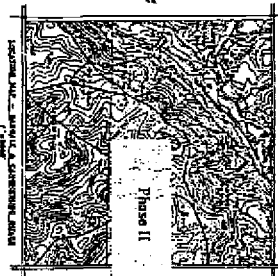
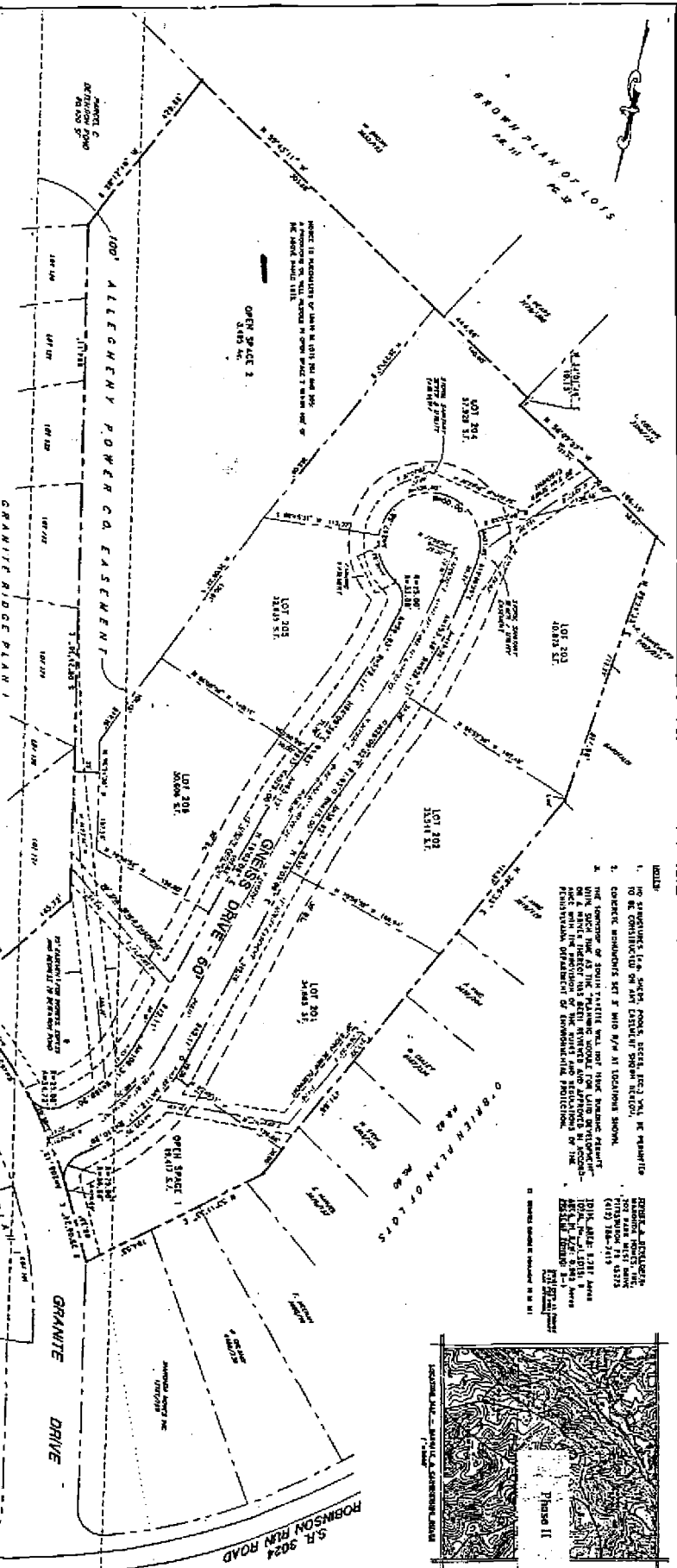
**WIND RIDGE ENGINEERING**  
 280 PINEY ROAD  
 WINDY BROOK, PA. 15366  
 (717) 466-5264

**CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS**

**GRANITE RIDGE PLAN No. 2**  
 SOUTH FACETTE TOWNSHIP  
 ALLEGHENY COUNTY - PENNSYLVANIA  
 PREPARED FOR  
**MARDONDA HOMES, INC.**

**GRANITE RIDGE PLAN No. 1**  
 SOUTH FACETTE TOWNSHIP  
 ALLEGHENY COUNTY - PENNSYLVANIA  
 PREPARED FOR  
**MARDONDA HOMES, INC.**

**GRANITE RIDGE PLAN No. 2**  
 SOUTH FACETTE TOWNSHIP  
 ALLEGHENY COUNTY - PENNSYLVANIA  
 PREPARED FOR  
**MARDONDA HOMES, INC.**



**GRANITE RIDGE**  
 Recorded Plan

**WIND RIDGE ENGINEERING**  
 280 PINEY ROAD  
 WINDY BROOK, PA. 15366  
 (717) 466-5264

**GRANITE RIDGE PLAN No. 2**  
 SOUTH FACETTE TOWNSHIP  
 ALLEGHENY COUNTY - PENNSYLVANIA  
 PREPARED FOR  
**MARDONDA HOMES, INC.**

**WIND RIDGE ENGINEERING**  
 280 PINEY ROAD  
 WINDY BROOK, PA. 15366  
 (717) 466-5264

**GRANITE RIDGE**  
 Recorded Plan

**WIND RIDGE ENGINEERING**  
 280 PINEY ROAD  
 WINDY BROOK, PA. 15366  
 (717) 466-5264

**GRANITE RIDGE**  
 Recorded Plan

**WIND RIDGE ENGINEERING**  
 280 PINEY ROAD  
 WINDY BROOK, PA. 15366  
 (717) 466-5264

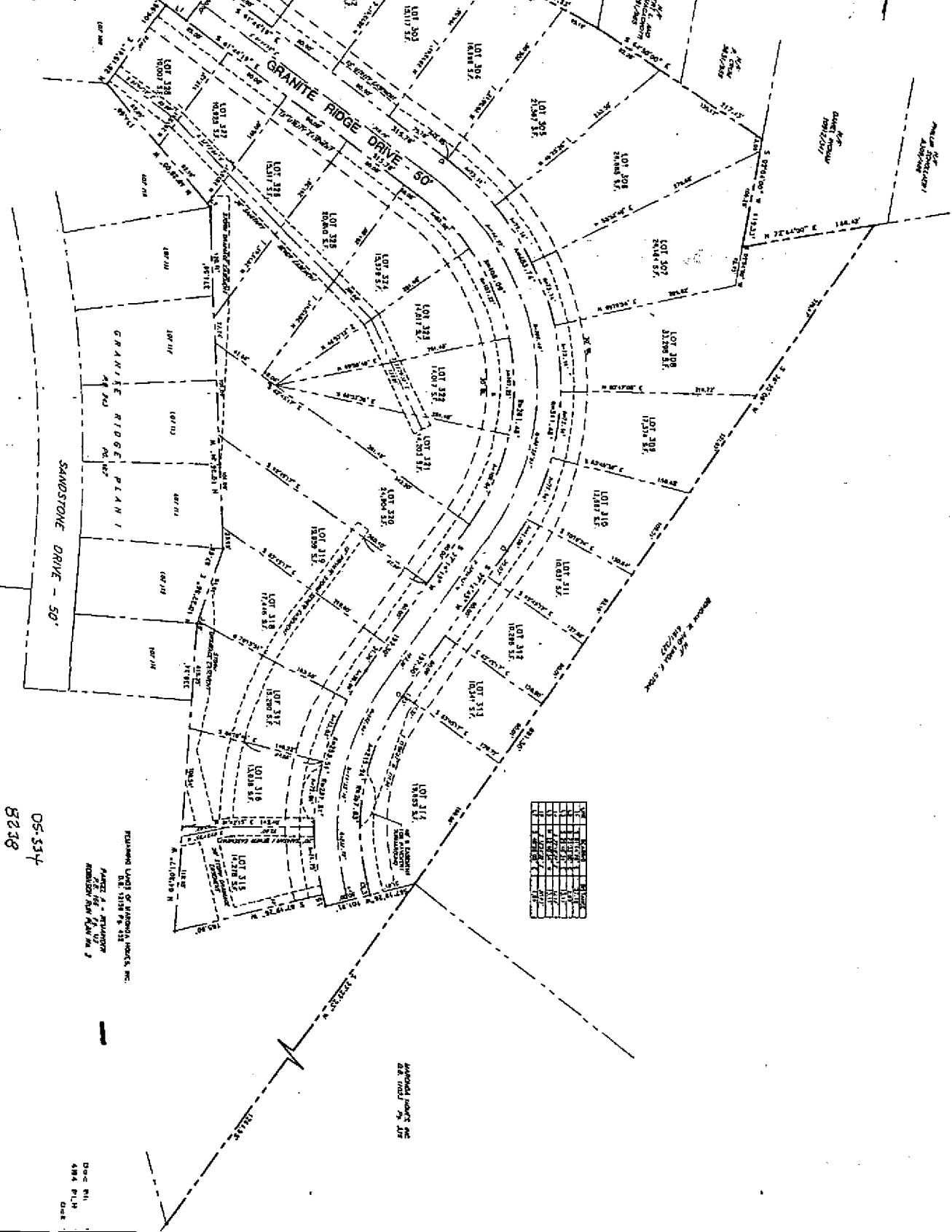
**EXHIBIT C**  
**Convertible / Withdrawable Real Estate**

**Granite Ridge Phase III**  
**Lots 301-328**  
**As recorded October 28, 2005 (PBV 252 Page 49)**

**Granite Ridge Phase IV**  
**Lots 401-416**  
**Open Space 4A**  
**As recorded October 28, 2005 (PBV 252 Page 47)**

**Granite Ridge Phase V**  
**Lots 501-541**  
**Open Space 5A**  
**Open Space 5B**  
**Stormwater Management Parcel C**  
**As recorded February 14, 2006 (PBV 253 Page 45)**

**Granite Ridge Phase VI**  
**Lots 601-613**  
**Open Space 6**  
**As recorded February 14, 2006 (PBV 253 Page 44)**



OS 534  
B238

PLANNING UNIT OF HARRISBURG, PA.  
PAGE 4 - PLAN  
REVISION PLAN No. 3

NO.	DATE	DESCRIPTION
1	10/1/00	PRELIMINARY
2	10/1/00	REVISED
3	10/1/00	REVISED
4	10/1/00	REVISED
5	10/1/00	REVISED
6	10/1/00	REVISED
7	10/1/00	REVISED
8	10/1/00	REVISED
9	10/1/00	REVISED
10	10/1/00	REVISED

DATE: 11/1/00  
BY: [Signature]  
SCALE: 1" = 50'  
SHEET: 1 / 2

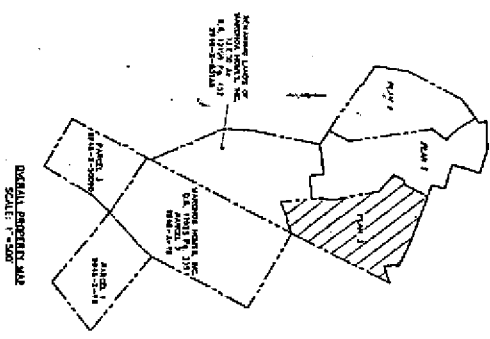
**GRANITE RIDGE PLAN No. 3**  
SOUTH FAYETTE TOWNSHIP  
ALLEGHENY COUNTY - PENNSYLVANIA



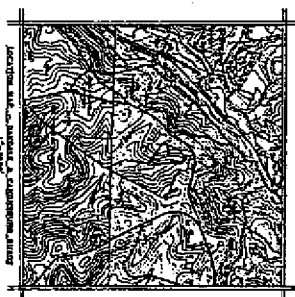
**WIND RIDGE ENGINEERING CO**  
285 FINCH ROAD  
8560 BIZZ PA. 15110  
(724) 435-3244







- NOTES:
1. NO PROPOSED LOT, STRIP, FRONT, SIDE, OR REAR SETBACKS TO BE CONSIDERED OR ANY EXISTING SETBACKS SHALL.
  2. EXISTING LOT CORNERS SET 1/4" INTO 1/4" AT EACH CORNER.
  3. THE TOWNSHIP OF SOUTH FAYETTE WILL NOT ISSUE ANY ZONING PERMITS OR A WATER TABLE HAS BEEN DETERMINED AND APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING AND REGULATIONS OF THE TOWNSHIP OF SOUTH FAYETTE, PENNSYLVANIA.



OWNER: VILLAGE NORTH, INC.  
 208 PAINE WEST DRIVE  
 PITTSBURGH, PA 15222  
 (412) 781-7111

LOCAL AGENT: JAMES W. HARRIS  
 1000 W. 10TH AVENUE  
 PITTSBURGH, PA 15222  
 (412) 781-7111

DATE: 10/16/05

SCALE: 1" = 100'

PROJECT NUMBER: 05-334

DATE: 10/16/05

OWNER: VILLAGE NORTH, INC.

THE TOWNSHIP OF SOUTH FAYETTE, PENNSYLVANIA, HAS REVIEWED THE ABOVE DESCRIBED PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE ZONING AND REGULATIONS OF THE TOWNSHIP OF SOUTH FAYETTE, PENNSYLVANIA. THE TOWNSHIP ENGINEER HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE ZONING AND REGULATIONS OF THE TOWNSHIP OF SOUTH FAYETTE, PENNSYLVANIA. THE TOWNSHIP ENGINEER HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE ZONING AND REGULATIONS OF THE TOWNSHIP OF SOUTH FAYETTE, PENNSYLVANIA.

CONTRACTOR: (Name and address)  
 ENGINEER: (Name and address)  
 TOWNSHIP ENGINEER: (Name and address)

APPROVED BY: (Signature)  
 TOWNSHIP ENGINEER

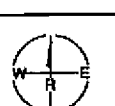
APPROVED BY: (Signature)  
 TOWNSHIP ENGINEER

Various official seals and stamps from the Department of Planning and Zoning, and other local government entities.

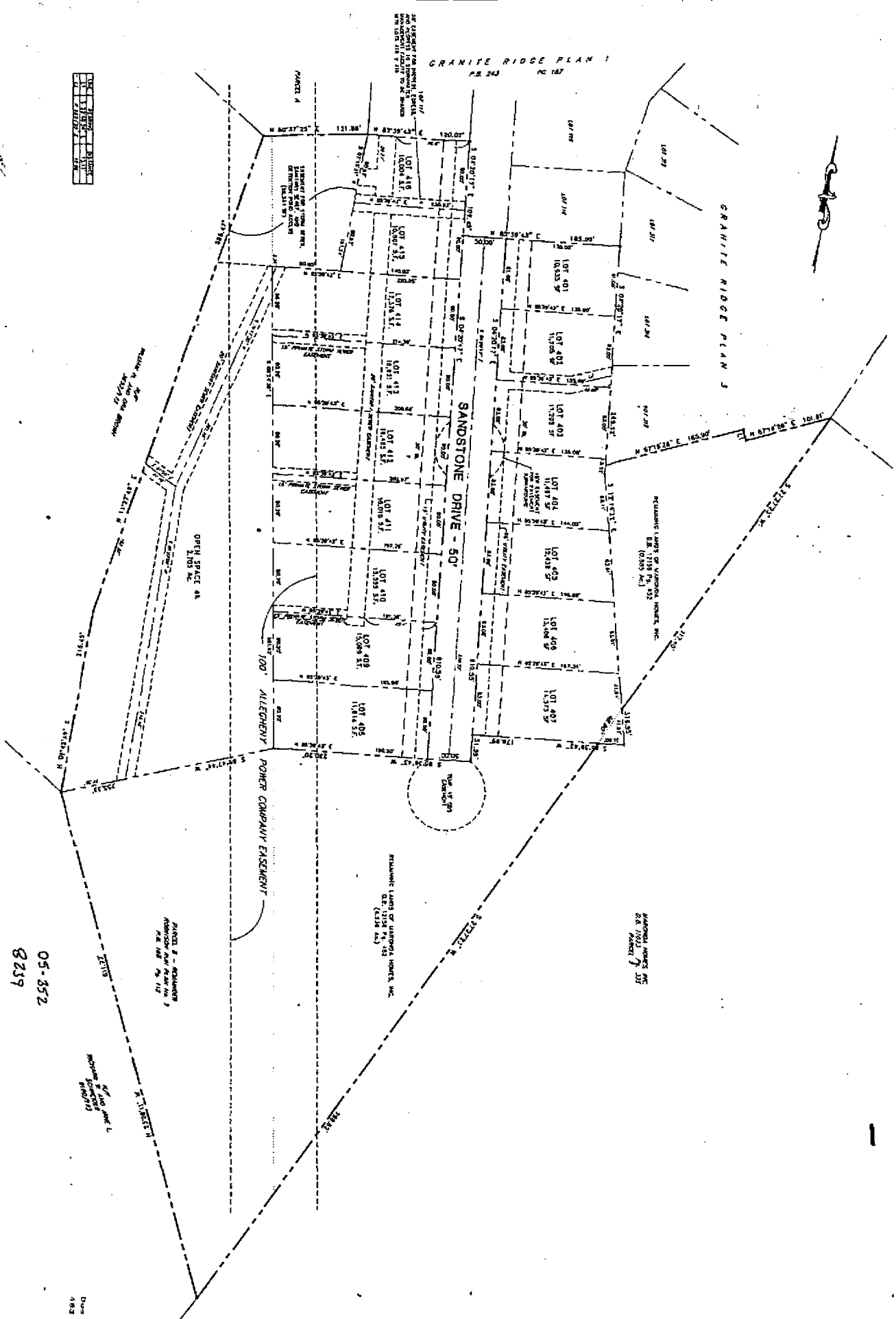
APPROVED BY: (Signature)  
 TOWNSHIP ENGINEER

APPROVED BY: (Signature)  
 TOWNSHIP ENGINEER

APPROVED BY: (Signature)  
 TOWNSHIP ENGINEER



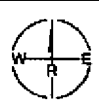
GRANITE RIDGE PLAN 1  
P.B. 243 PG. 187



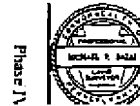
05-352  
8239

DATE	BY	DESCRIPTION
11/12	WEL	REVISED
10/12	WEL	REVISED
09/12	WEL	REVISED
08/12	WEL	REVISED
07/12	WEL	REVISED
06/12	WEL	REVISED
05/12	WEL	REVISED
04/12	WEL	REVISED
03/12	WEL	REVISED
02/12	WEL	REVISED
01/12	WEL	REVISED

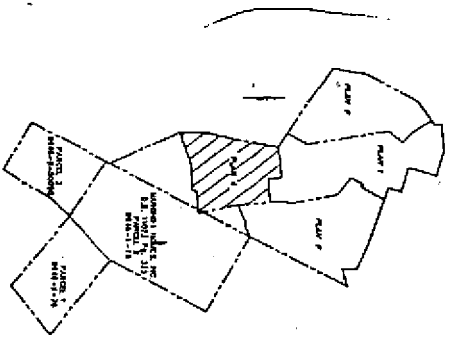
**GRANITE RIDGE PLAN No. 4**  
SQUARE  
SOUTH FAYETTE TOWNSHIP  
ALLEGHENY COUNTY - PENNSYLVANIA  
PREPARED FOR  
WIND RIDGE ENGINEERING CO.



**WIND RIDGE ENGINEERING CO**  
235 FRICK ROAD  
GRANITE RIDGE PA. 15330  
(717) 428-5288  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCH



OFFICIAL PROJECT MAP  
SCALE 1"=200'



THE BOARD OF COMMISSIONERS OF THE COUNTY OF ALLEGANY, PENNSYLVANIA, HAS REVIEWED THE APPLICATION FOR A PLAT OF THE GRANTE RIDGE PLAN, AND HAS APPROVED THE SAME. THE BOARD HAS ALSO REVIEWED THE APPLICATION FOR A PLAT OF THE WIND RIDGE PLAN, AND HAS APPROVED THE SAME. THE BOARD HAS ALSO REVIEWED THE APPLICATION FOR A PLAT OF THE GRANITE RIDGE PLAN, AND HAS APPROVED THE SAME.

IN WITNESS WHEREOF, THE BOARD OF COMMISSIONERS HAS CAUSED THE SEALS OF THE COUNTY TO BE HEREIN AFFIXED, AND THE SIGNATURE OF THE CLERK OF THE COUNTY TO BE HEREIN AFFIXED.

Attest: \_\_\_\_\_  
Clerk of the County

CONSENT OF THE OWNERS  
I, the undersigned, do hereby consent to the granting of the above described plats, and I am the owner of the same.

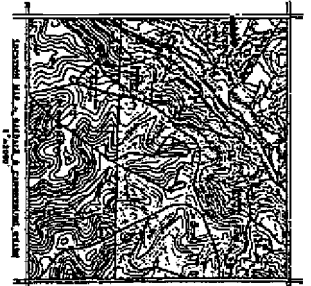
IN WITNESS WHEREOF, I have hereunto set my hand and seal at \_\_\_\_\_, PA., this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Attest: \_\_\_\_\_  
Recorder

- NOTES
- NO STRUCTURES (e.g., SHEDS, POOLS, DECKS, ETC.) SHALL BE PERMITTED TO BE CONSTRUCTION ON ANY PARCELS SHOWN HEREON.
  - CONCRETE FOUNDATIONS SET AT 18" MIN. AT LOCATIONS SHOWN.
  - NO STRUCTURES (e.g., SHEDS, POOLS, DECKS, ETC.) SHALL BE PERMITTED TO BE CONSTRUCTION ON ANY PARCELS SHOWN HEREON.

**OWNER & DEVELOPER:**  
**WIND RIDGE ENGINEERING CO.**  
 285 FINCH ROAD  
 WIND RIDGE, PA. 15360  
 (724) 428-3228

**OWNER & DEVELOPER:**  
**WIND RIDGE ENGINEERING CO.**  
 285 FINCH ROAD  
 WIND RIDGE, PA. 15360  
 (724) 428-3228



IN WITNESS WHEREOF, I have hereunto set my hand and seal at \_\_\_\_\_, PA., this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Attest: \_\_\_\_\_  
Recorder

Attest: \_\_\_\_\_  
Recorder

Attest: \_\_\_\_\_  
Recorder

Attest: \_\_\_\_\_  
Recorder

Attest: \_\_\_\_\_  
Recorder

GRANITE RIDGE PLAN No. 4

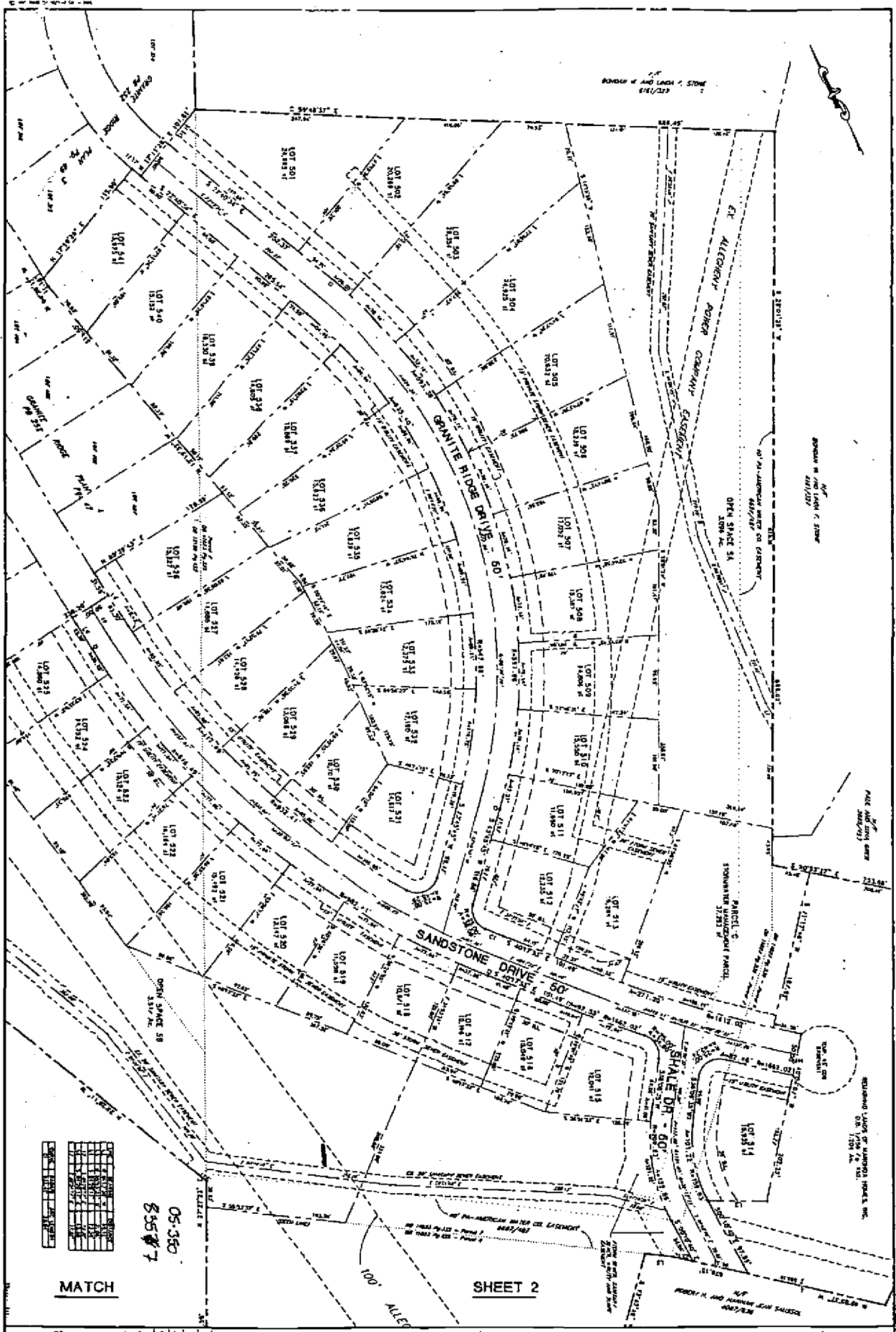
SOUTH FAYETTE TOWNSHIP  
ALLEGANY COUNTY - PENNSYLVANIA  
PREPARED FOR  
WIND RIDGE ENGINEERING CO.



**WIND RIDGE ENGINEERING CO.**  
285 FINCH ROAD  
WIND RIDGE, PA. 15360  
(724) 428-3228  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



05-352  
8239



1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50

MATCH

05-350  
85677

SHEET 2

1 / 3

**GRANITE RIDGE PLAN No. 5**  
 SITUATION  
 SOUTH FAYETTE TOWNSHIP  
 ALLEGHENY COUNTY - PENNSYLVANIA  
 PREPARED FOR  
 MARONDA HOMES, INC.

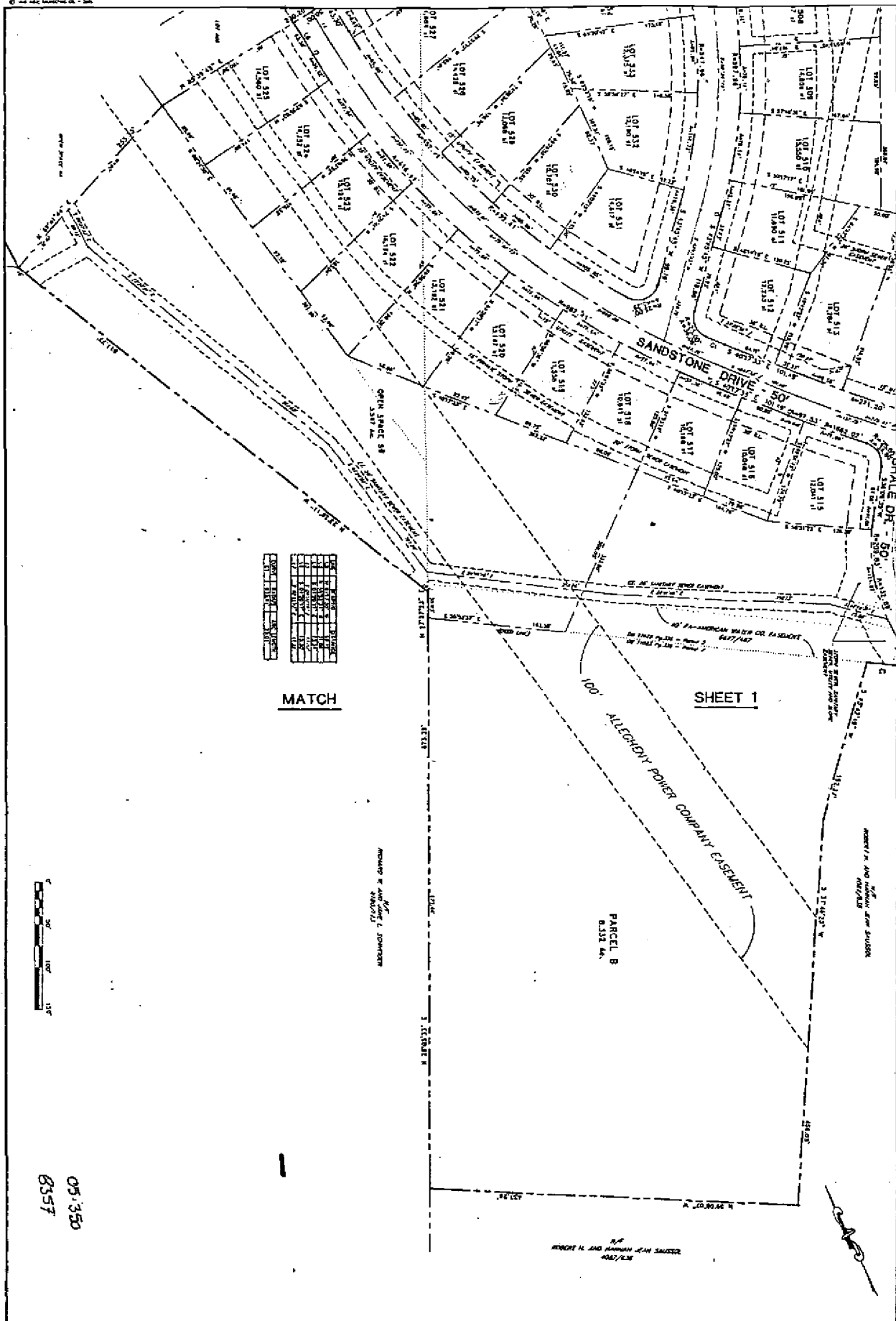


**WIND RIDGE ENGINEERING CO.**  
 155 PINE ROAD  
 WOOD BRIDGE PA 15880  
 724-476-1518  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



Phase V

Granite Ridge



05.350  
8357

	<b>GRANITE RIDGE PLAN No. 5</b> SOUTH FAYETTE TOWNSHIP ALLEGHENY COUNTY - PENNSYLVANIA PREPARED FOR <b>MARONDA HOMES, INC.</b>	<b>WIND RIDGE ENGINEERING CO.</b> 285 FRUCH ROAD 9940 RIDGE PK. 15340 724-438-2266 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS	
	SCALE: 1"=40' DATE: JUNE 2007 DRAWN BY: JMM CHECKED BY: JMM DATE: 06/11/07 PROJECT NO.: 07-111 SHEET NO.: 2/3	SHEET <b>2 / 3</b>	

STATE OF PENNSYLVANIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF WATER, 400 MARKET STREET, PHILADELPHIA, PENNSYLVANIA 19106

RE: GRANITE RIDGE PLAN No. 5

DATE: June 23, 2006

TO: Maronda Homes, Inc.

FROM: Division of Water

REMARKS: See attached letter for details.

*[Signature]*  
 Director

*[Signature]*  
 Assistant Director

*[Signature]*  
 Regional Director

*[Signature]*  
 District Director

*[Signature]*  
 District Director

*[Signature]*  
 District Director



RE: GRANITE RIDGE PLAN No. 5

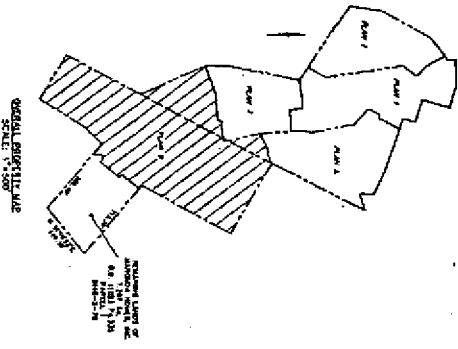
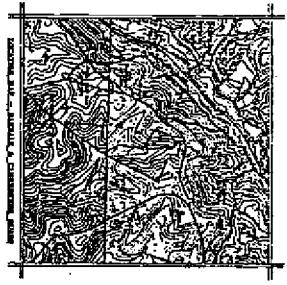
DATE: June 23, 2006

TO: Maronda Homes, Inc.

FROM: Division of Water

REMARKS: See attached letter for details.

*[Signature]*  
 District Director



- NOTES:
- NO STRUCTURES (e.g., SHEDS, POOLS, DECKS, ETC.) WILL BE PERMITTED TO BE CONSTRUCTED ON ANY EXISTING SHOWN HEREON.
  - CONCRETE FOUNDATIONS SET 3' INTO 1/2" OF UNCONSOLIDATED SHOULDER.
  - THE THRESHOLD OF STORM DRAINAGE SHALL NOT BE LESS THAN 1/2" ABOVE FINISH GRADE. THE FINISH GRADE SHALL BE DETERMINED BY THE ENGINEER AND SHALL BE SHOWN ON THE PLAN. THE THRESHOLD OF THE EASEMENT AND EXISTENCE OF THE FISHWAY SHALL BE SHOWN ON THE PLAN.

OWNER: Maronda Homes, Inc.

PROJECT: GRANITE RIDGE PLAN No. 5

DATE: June 23, 2006

SCALE: 1"=500'

PREPARED BY: Wind Ridge Engineering Co.

CHECKED BY: [Signature]

APPROVED BY: [Signature]

05-360  
 8357



THE STATE OF PENNSYLVANIA, COUNTY OF ALLEGHENY, CITY OF PITTSBURGH, BEING THE CITY OF PITTSBURGH, IN THE MATTER OF THE APPLICATION OF MARONDA HOMES, INC. FOR A ZONING MAP AMENDMENT TO REZONE A CERTAIN TRACT OF LAND FROM ZONING DISTRICT NO. 1 TO ZONING DISTRICT NO. 2.

AND BEING THE MATTER OF THE APPLICATION OF MARONDA HOMES, INC. FOR A ZONING MAP AMENDMENT TO REZONE A CERTAIN TRACT OF LAND FROM ZONING DISTRICT NO. 1 TO ZONING DISTRICT NO. 2.

AND BEING THE MATTER OF THE APPLICATION OF MARONDA HOMES, INC. FOR A ZONING MAP AMENDMENT TO REZONE A CERTAIN TRACT OF LAND FROM ZONING DISTRICT NO. 1 TO ZONING DISTRICT NO. 2.

**City of Pittsburgh**  
 Mayor: *[Signature]*  
 City Engineer: *[Signature]*

**County of Allegheny**  
 County Engineer: *[Signature]*

**City of Pittsburgh**  
 Planning Commission: *[Signature]*

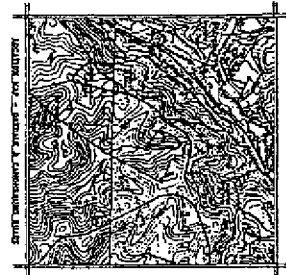
**Wino Ridge Engineering Co.**  
 285 Birch Road  
 Wino Ridge, Pa. 15106  
 724-226-5284

**Civil Engineers - Surveyors - Landscape Architects**

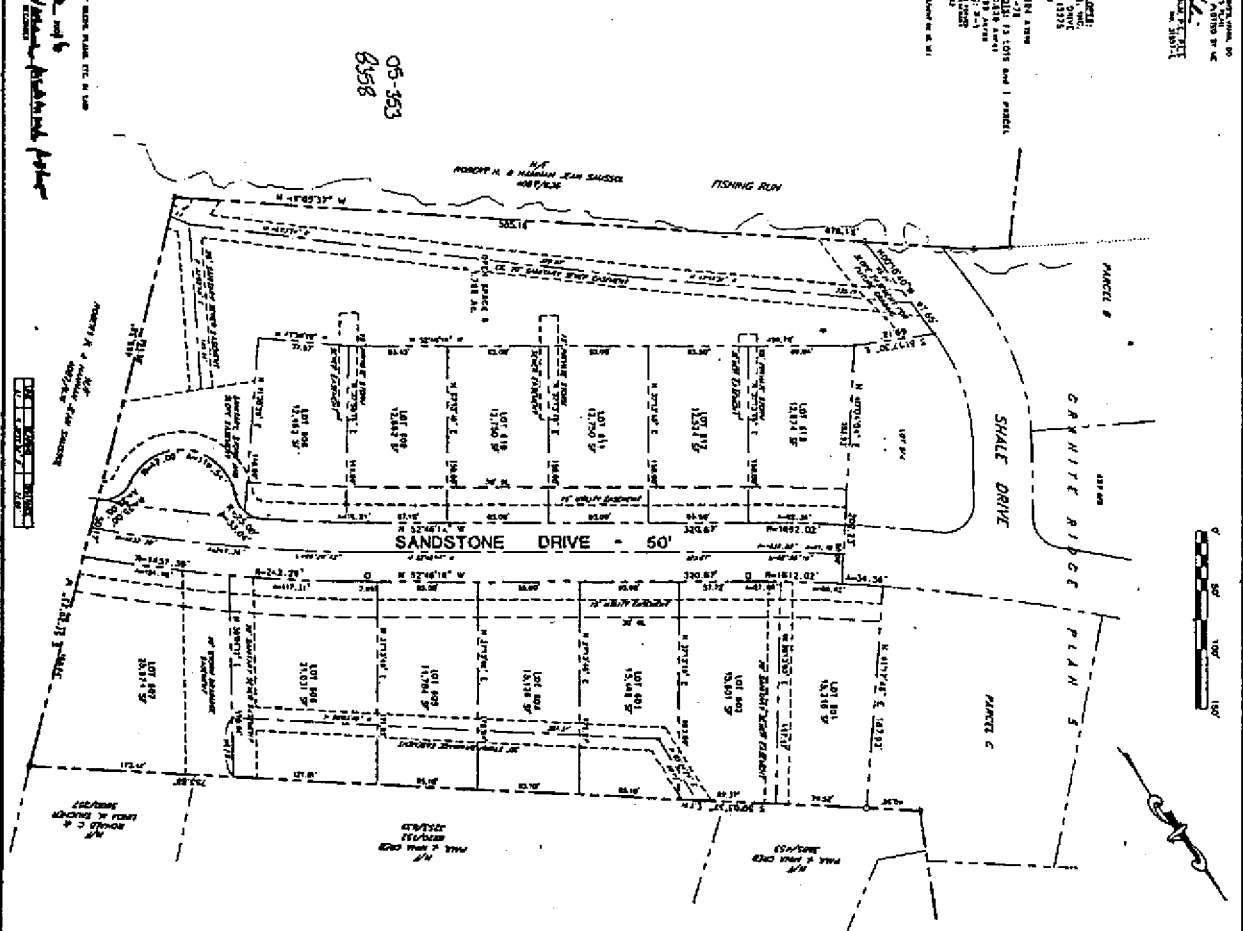
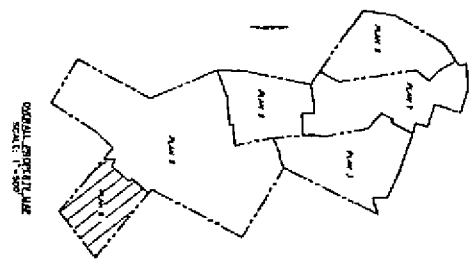
**Maronda Homes, Inc.**  
 1000 Peachtree Street, N.E.  
 Atlanta, Georgia 30309

**Professional Seals:**

- Professional Engineer Seal
- Professional Surveyor Seal
- Professional Landscape Architect Seal
- Professional Planner Seal
- Professional Architect Seal
- Professional Interior Designer Seal
- Professional Environmental Scientist Seal
- Professional Environmental Engineer Seal
- Professional Environmental Health Scientist Seal
- Professional Environmental Health Inspector Seal
- Professional Environmental Scientist Seal
- Professional Environmental Engineer Seal
- Professional Environmental Health Scientist Seal
- Professional Environmental Health Inspector Seal



- NOTES:**
- NO STRUCTURE FOR BRICK, ROCK, OR CONCRETE SHALL BE PERMITTED TO BE CONSTRUCTED ON ANY EXISTING SHOW SECTION.
  - THE TOWNSHIP OF SOUTH ALLEGHENY WILL NOT HAVE BUILDING PERMITS FOR THIS PROJECT. THE TOWNSHIP OF SOUTH ALLEGHENY WILL HAVE BUILDING PERMITS FOR THIS PROJECT. THE TOWNSHIP OF SOUTH ALLEGHENY WILL HAVE BUILDING PERMITS FOR THIS PROJECT.



**GRANITE RIDGE PLAN No. 6**

SOUTH ALLEGHENY TOWNSHIP  
 ALLEGHENY COUNTY - PENNSYLVANIA  
 PREPARED FOR  
 MARONDA HOMES, INC.

**WINO RIDGE ENGINEERING CO.**  
 285 BIRCH ROAD  
 WINO RIDGE, PA. 15106  
 724-226-5284  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

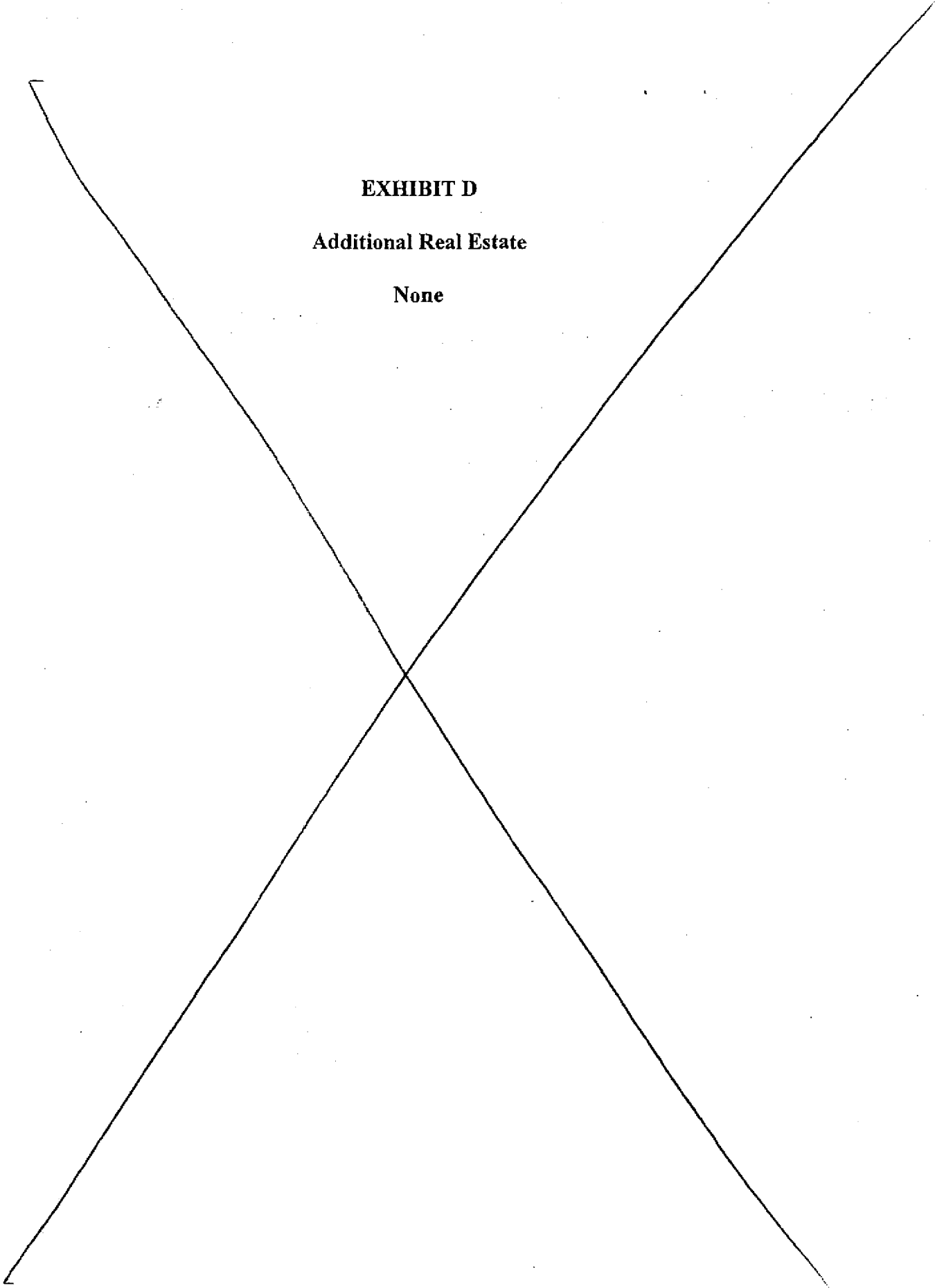
**Professional Seals:**

- Professional Engineer Seal
- Professional Surveyor Seal
- Professional Landscape Architect Seal
- Professional Planner Seal
- Professional Architect Seal
- Professional Interior Designer Seal
- Professional Environmental Scientist Seal
- Professional Environmental Engineer Seal
- Professional Environmental Health Scientist Seal
- Professional Environmental Health Inspector Seal

**EXHIBIT D**

**Additional Real Estate**

**None**





**EXHIBIT E**  
**Additional Easements**

**Granite Ridge Phase I**  
**Lots 101-127**  
**Stormwater Management Parcel C**  
**As recorded October 16, 2003 (PBV 243 Page 187)**

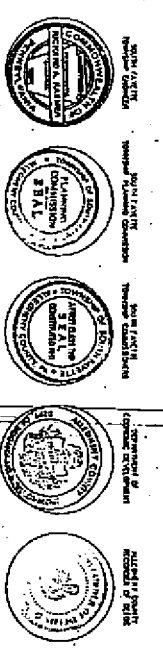
**Granite Ridge Phase II**  
**Lots 201-206**  
**Open Space 1**  
**Open Space 2**  
**As recorded June 22, 2005 (PBV 250 Page 90)**

**Granite Ridge Phase III**  
**Lots 301-328**  
**As recorded October 28, 2005 (PBV 252 Page 49)**

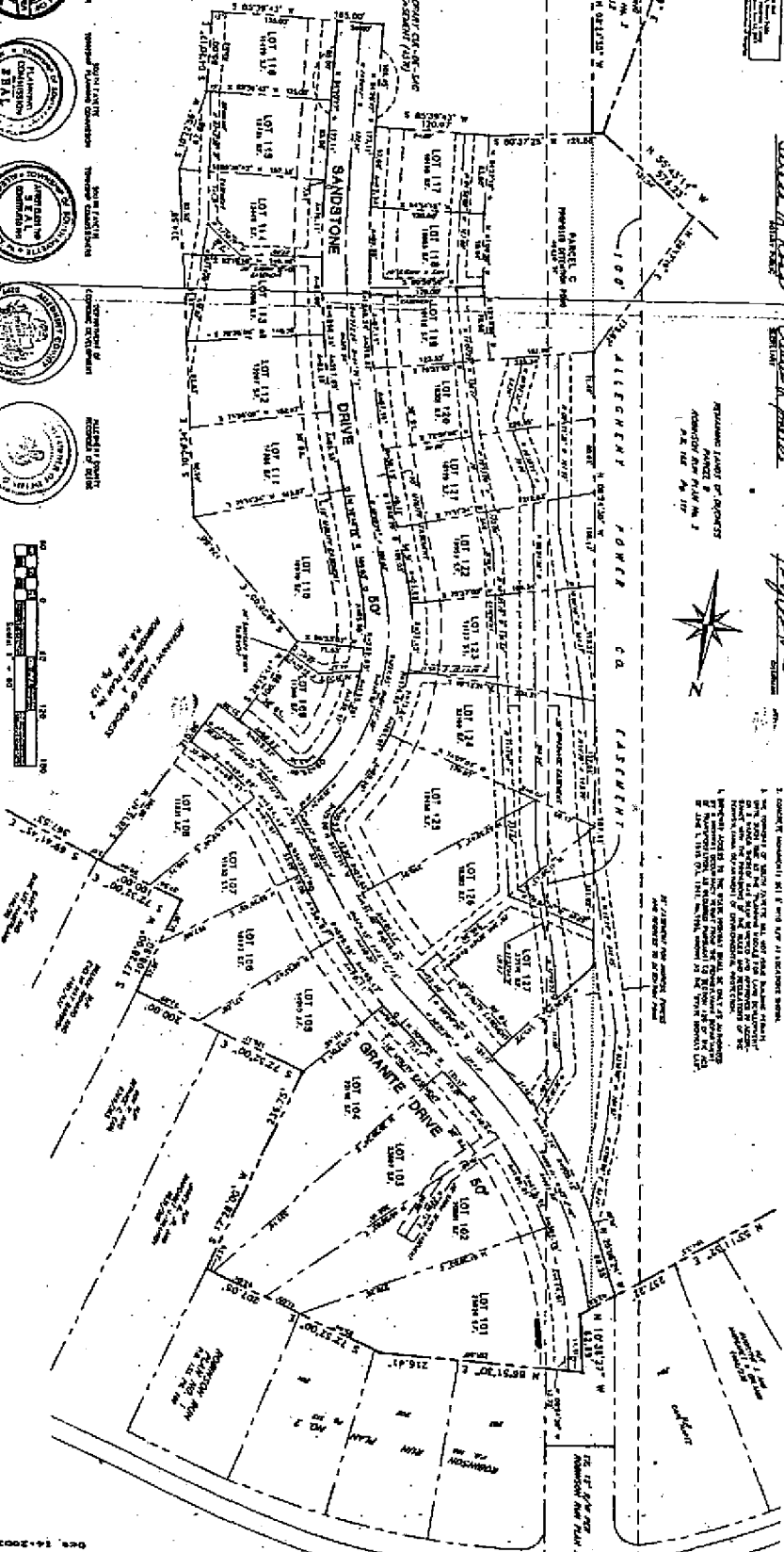
**Granite Ridge Phase IV**  
**Lots 401-416**  
**Open Space 4A**  
**As recorded October 28, 2005 (PBV 252 Page 47)**

**Granite Ridge Phase V**  
**Lots 501-541**  
**Open Space 5A**  
**Open Space 5B**  
**Stormwater Management Parcel C**  
**As recorded February 14, 2006 (PBV 253 Page 45)**

**Granite Ridge Phase VI**  
**Lots 601-613**  
**Open Space 6**  
**As recorded February 14, 2006 (PBV 253 Page 44)**



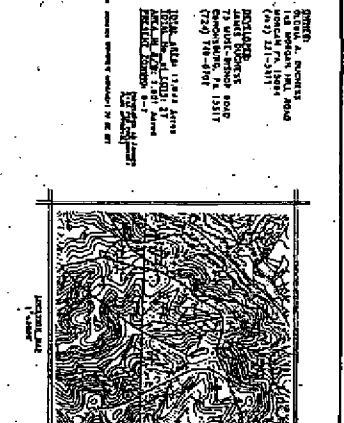
REMAINING LANCES OF DITCHES  
 PARCEL 4  
 RESUBDIVISION OF ROBNSON RUN PLAN No. 2  
 P.S. 166 Pg. 112



James G. Judd  
 M. C. R. R. R.  
 M. C. R. R. R.  
 M. C. R. R. R.

James G. Judd  
 M. C. R. R. R.  
 M. C. R. R. R.  
 M. C. R. R. R.

James G. Judd  
 M. C. R. R. R.  
 M. C. R. R. R.  
 M. C. R. R. R.



03-114 7318  
 DEC 24 1983  
 430 P.M. 2003

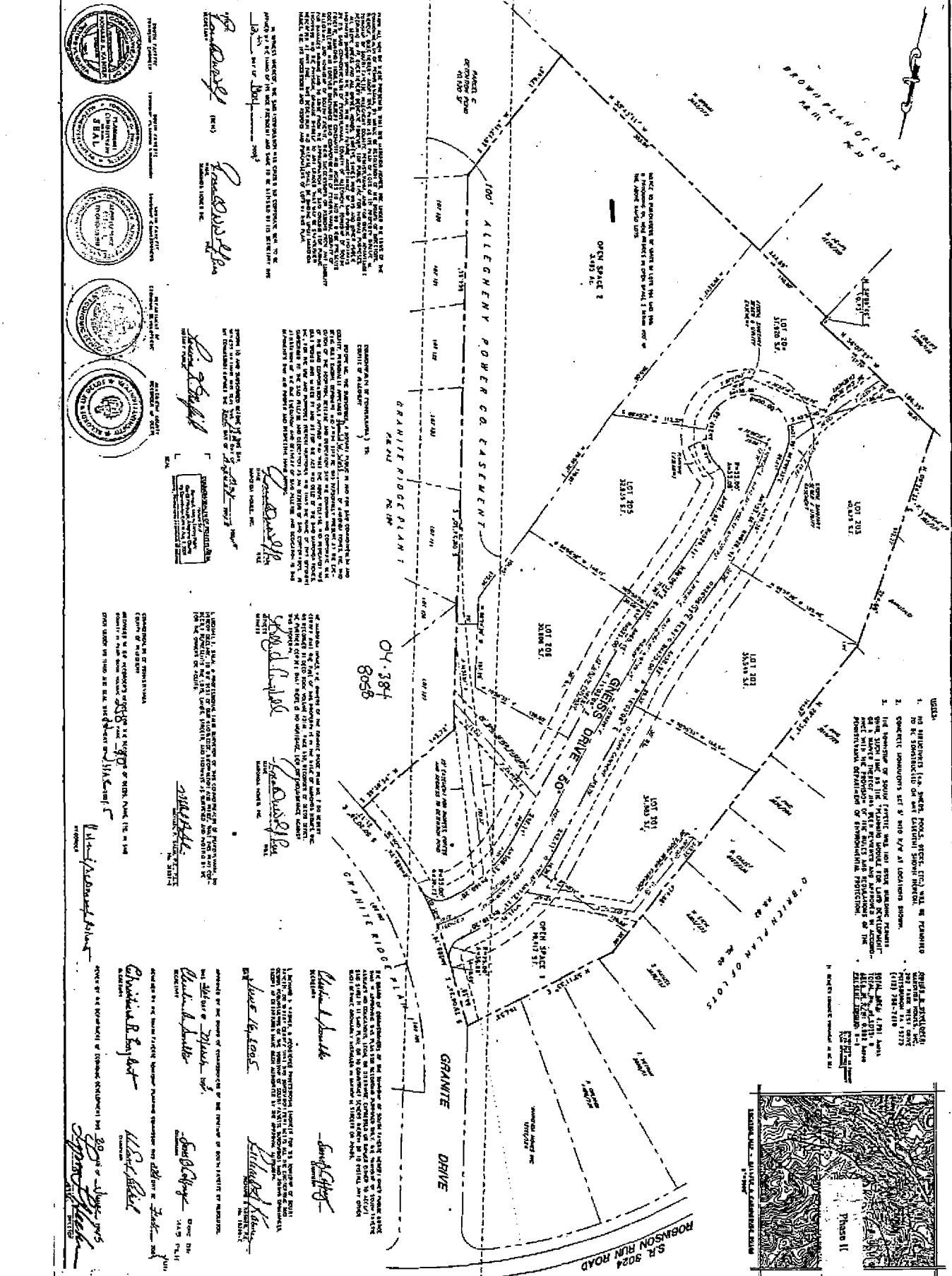
**RECORDED PLAN**  
**GRANITE RIDGE PLAN OF LOTS**  
 RESUBDIVISION OF ROBNSON RUN PLAN OF LOTS No. 2  
 P.S. 166, PAGES 112 & 113

**WIND RIDGE ENGINEERING CO.**  
 222 RANCH ROAD  
 WIND RIDGE PA. 15140  
 (412) 924-2224  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

**SOUTH FAYETTE TOWNSHIP**  
 ALLEGANY COUNTY - PENNSYLVANIA  
 JAMES DUCHESS

Scale: 1" = 40'  
 Date: 12/24/83  
 1/1

- 1. NO IMPROVEMENTS (i.e. PAVES, POOLS, STREETS, FENCES) WILL BE PERMITTED TO BE CONSTRUCTED ON ANY EXISTING SHOWN EASEMENT.
- 2. EXISTING LOT EASEMENTS ARE TO REMAIN AT ALL LOCATIONS SHOWN.
- 3. THE EASEMENTS OF ADJACENT LOTS WILL NOT BE DEEMED AS EASEMENTS ON THE LOTS TO BE PLANNED UNLESS THE LAND IS EASEMENTED TO THE ADJACENT LOT IN THE RECORDS OF THE ALLEGHENY COUNTY RECORDS.
- 4. THE EXISTING EASEMENTS OF ADJACENT LOTS WILL BE DEEMED AS EASEMENTS ON THE LOTS TO BE PLANNED UNLESS THE LAND IS EASEMENTED TO THE ADJACENT LOT IN THE RECORDS OF THE ALLEGHENY COUNTY RECORDS.



**GRANITE RIDGE PLAN NO. 2**  
 8058  
 04-3-84

*[Signatures]*  
 GRANITE RIDGE PLAN NO. 2  
 8058

**GRANITE RIDGE PLAN NO. 2**  
 8058  
 04-3-84

*[Signatures]*  
 GRANITE RIDGE PLAN NO. 2  
 8058

**GRANITE RIDGE PLAN NO. 2**  
 8058  
 04-3-84

*[Signatures]*  
 GRANITE RIDGE PLAN NO. 2  
 8058

**GRANITE RIDGE PLAN NO. 2**  
 8058  
 04-3-84

*[Signatures]*  
 GRANITE RIDGE PLAN NO. 2  
 8058

**GRANITE RIDGE PLAN NO. 2**  
 8058  
 04-3-84

*[Signatures]*  
 GRANITE RIDGE PLAN NO. 2  
 8058

**GRANITE RIDGE PLAN NO. 2**  
 8058  
 04-3-84

*[Signatures]*  
 GRANITE RIDGE PLAN NO. 2  
 8058

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY ORDINANCES AND ALL APPLICABLE LAWS AND REGULATIONS AND I AM NOT PROVIDING ANY WARRANTIES AS TO THE ACCURACY OF THE INFORMATION ON WHICH THESE PLANS ARE BASED. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY ORDINANCES AND ALL APPLICABLE LAWS AND REGULATIONS AND I AM NOT PROVIDING ANY WARRANTIES AS TO THE ACCURACY OF THE INFORMATION ON WHICH THESE PLANS ARE BASED. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY ORDINANCES AND ALL APPLICABLE LAWS AND REGULATIONS AND I AM NOT PROVIDING ANY WARRANTIES AS TO THE ACCURACY OF THE INFORMATION ON WHICH THESE PLANS ARE BASED. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY ORDINANCES AND ALL APPLICABLE LAWS AND REGULATIONS AND I AM NOT PROVIDING ANY WARRANTIES AS TO THE ACCURACY OF THE INFORMATION ON WHICH THESE PLANS ARE BASED. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY ORDINANCES AND ALL APPLICABLE LAWS AND REGULATIONS AND I AM NOT PROVIDING ANY WARRANTIES AS TO THE ACCURACY OF THE INFORMATION ON WHICH THESE PLANS ARE BASED. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY ORDINANCES AND ALL APPLICABLE LAWS AND REGULATIONS AND I AM NOT PROVIDING ANY WARRANTIES AS TO THE ACCURACY OF THE INFORMATION ON WHICH THESE PLANS ARE BASED. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

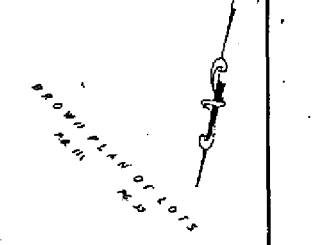
**GRANITE RIDGE PLAN NO. 2**  
 SOUTH FAYETTE TOWNSHIP  
 ALLEGHENY COUNTY - PENNSYLVANIA  
 PREPARED FOR  
**MARONDA HOMES, INC.**

**WIND RIDGE ENGINEERING**  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS  
 1405 16TH AVENUE  
 PITTSBURGH, PA 15222  
 (412) 261-1111

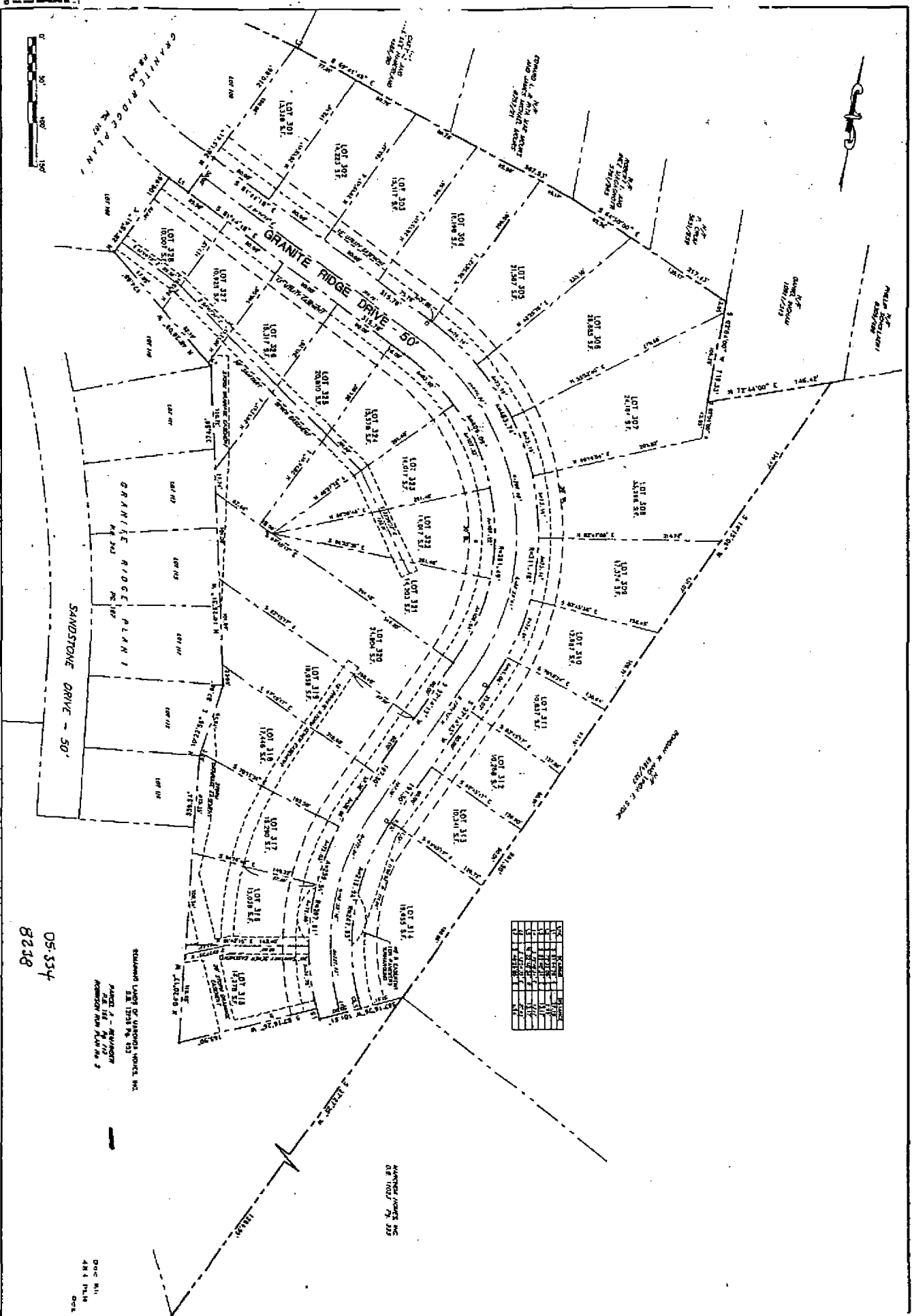
04-3-84  
 8058

Phase II

Recorded Plan



**GRANITE RIDGE**  
 MARONDA HOMES, INC.  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



**GRANITE RIDGE PLAN No. 3**

SUBDIVISION  
SOUTH FAYETTE TOWNSHIP  
ALLEGHENY COUNTY - PENNSYLVANIA  
PREPARED FOR  
MARONDA HOMES, INC.



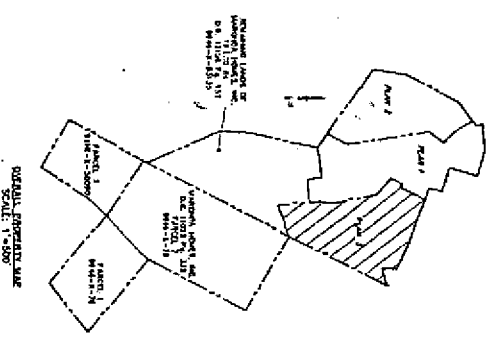
**WIND RIDGE ENGINEERING CO**

283 PINE ROAD  
WIND RIDGE, PA. 15380  
(724) 478-5248

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCH



Granite Ridge



- NOTES:**
1. NO IMPROVEMENTS (e.g. DRIVE, POOL, DRIVE, ETC.) WILL BE PERMITTED TO BE CONSTRUCTED ON ANY EASEMENT SHOWN HEREON.
  2. CONCRETE FOUNDATIONS SET 2' INTO R/W AT LOCATIONS SHOWN.
  3. THE SURVEY OF EASEMENT RIGHTS WILL NOT HAVE ANY EVIDENCE ON A PLAT HEREON HAS BEEN REVIEWED AND APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE PENNSYLVANIA EASEMENT ACT.

**PARCEL 1, 2, 3 & 4:**  
 JIMMY L. HALL, JR.  
 202 PARK WEST DRIVE  
 PITTSBURGH, PA 15222  
 (412) 738-2113

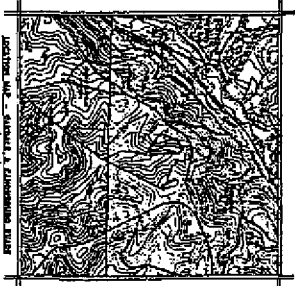
**PARCEL 1:**  
 JIMMY L. HALL, JR.  
 202 PARK WEST DRIVE  
 PITTSBURGH, PA 15222  
 (412) 738-2113

**PARCEL 2:**  
 JIMMY L. HALL, JR.  
 202 PARK WEST DRIVE  
 PITTSBURGH, PA 15222  
 (412) 738-2113

**PARCEL 3:**  
 JIMMY L. HALL, JR.  
 202 PARK WEST DRIVE  
 PITTSBURGH, PA 15222  
 (412) 738-2113

**PARCEL 4:**  
 JIMMY L. HALL, JR.  
 202 PARK WEST DRIVE  
 PITTSBURGH, PA 15222  
 (412) 738-2113

Checked and approved by: *[Signature]*



THESE PLANS AND SPECIFICATIONS, INCLUDING THE SEPARATE PLANS AND SPECIFICATIONS, SHALL BE CONSIDERED AS PART OF THE DEVELOPMENT PLAN. IT SHALL BE THE DUTY OF THE OWNER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND FOR COMPLYING WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND FOR COMPLYING WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.

CONTRACTOR'S WORK SHALL BE IN ACCORDANCE WITH THE SEPARATE PLANS AND SPECIFICATIONS AND THE DEVELOPMENT PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND FOR COMPLYING WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND FOR COMPLYING WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.

THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND FOR COMPLYING WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND FOR COMPLYING WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.

THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND FOR COMPLYING WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND FOR COMPLYING WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.

*[Signature]*  
 DATE: 10/15/05  
 TITLE: PROJECT MANAGER  
 COMPANY: WIND RIDGE ENGINEERING CO.

*[Signature]*  
 DATE: 10/15/05  
 TITLE: PROJECT MANAGER  
 COMPANY: WIND RIDGE ENGINEERING CO.

*[Signature]*  
 DATE: 10/15/05  
 TITLE: PROJECT MANAGER  
 COMPANY: WIND RIDGE ENGINEERING CO.

*[Signature]*  
 DATE: 10/15/05  
 TITLE: PROJECT MANAGER  
 COMPANY: WIND RIDGE ENGINEERING CO.



05-334 8238

DATE: 10/15/05

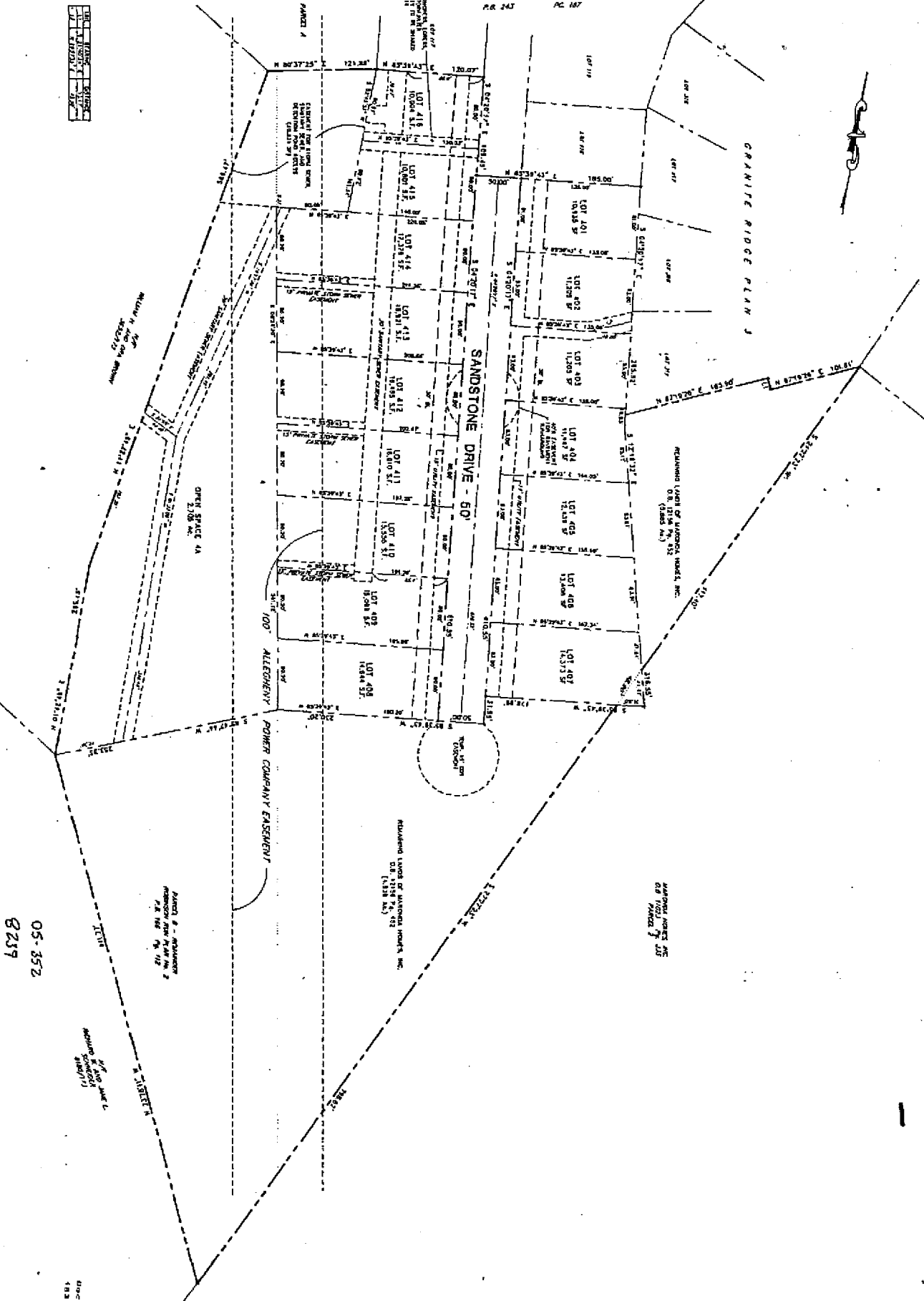


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GRANITE RIDGE PLAN 1  
PR 147 PL 147

GRANITE RIDGE PLAN 1

SANDSTONE DRIVE - 60'



05-3572  
8239

GRANITE RIDGE PLAN No. 4

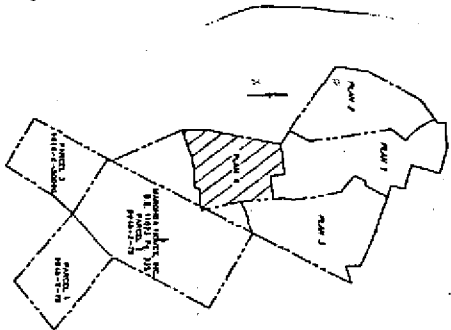
SOUTH FAYETTE TOWNSHIP  
ALLEGHENY COUNTY - PENNSYLVANIA  
PREPARED FOR



WIND RIDGE ENGINEERING CO  
265 JENCK ROAD  
WIND RIDGE PA, 15380  
(724) 225-5268



Granite R



Overall Site Plan  
Scale 1:5000

- 1. NO STRUCTURES (e.g. sheds, docks, etc.) WILL BE PERMITTED TO BE CONSTRUCTED OR ARE EXISTING SHOWN HEREON.
- 2. EXISTING DIMENSIONS ARE 5' MIN. N/W AT LOCATIONS SHOWN.
- 3. THE DIMENSION OF SOUTH FENCE WILL NOT ASSURE SHEDS BEING BUILT WITHIN THIS FENCE AS THE PLANNING BOARD FOR LAND DEVELOPMENT AND WITH THE APPROVAL OF THE TOWNSHIP BOARD AND REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

ROBERT A. BERNARDI  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 302 PARK WEST DRIVE  
 HUNTSVILLE, ALABAMA 35894  
 (411) 788-7415

JOHN LISA B. BISHOP  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 1012 E. WALKER STREET  
 ALABAMA 35825  
 (411) 788-7415

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 ALL RIGHTS RESERVED



Topographic Map - Robert A. Bernardi, Registered Surveyor

THIS PLAN IS A PART OF THE GRANITE RIDGE PLAN, MAP NO. 4, WHICH IS A PLAN OF THE TOWNSHIP OF SOUTH FAYETTE, COUNTY OF ALLEGHENY, PENNSYLVANIA, AND IS SUBJECT TO THE SAME CONDITIONS, RESTRICTIONS AND EASES AS SET FORTH IN SAID PLAN. THE GRANITE RIDGE PLAN IS A PLAN OF THE TOWNSHIP OF SOUTH FAYETTE, COUNTY OF ALLEGHENY, PENNSYLVANIA, AND IS SUBJECT TO THE SAME CONDITIONS, RESTRICTIONS AND EASES AS SET FORTH IN SAID PLAN.

CONSTRUCTION OF PROPOSED LOT 4  
 GRANITE RIDGE PLAN No. 4  
 TOWNSHIP OF SOUTH FAYETTE, COUNTY OF ALLEGHENY, PENNSYLVANIA  
 APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, COUNTY OF ALLEGHENY, PENNSYLVANIA, ON THIS 28th DAY OF OCTOBER, 2004.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, COUNTY OF ALLEGHENY, PENNSYLVANIA, ON THIS 28th DAY OF OCTOBER, 2004.  
 BY: [Signature] SECRETARY

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, COUNTY OF ALLEGHENY, PENNSYLVANIA, ON THIS 28th DAY OF OCTOBER, 2004.  
 BY: [Signature] SECRETARY

[Signature]  
 SUPERVISOR

[Signature]  
 SUPERVISOR

[Signature]  
 SUPERVISOR

[Signature]  
 SUPERVISOR



05-352  
 8239

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, COUNTY OF ALLEGHENY, PENNSYLVANIA, ON THIS 28th DAY OF OCTOBER, 2004.  
 BY: [Signature] SECRETARY

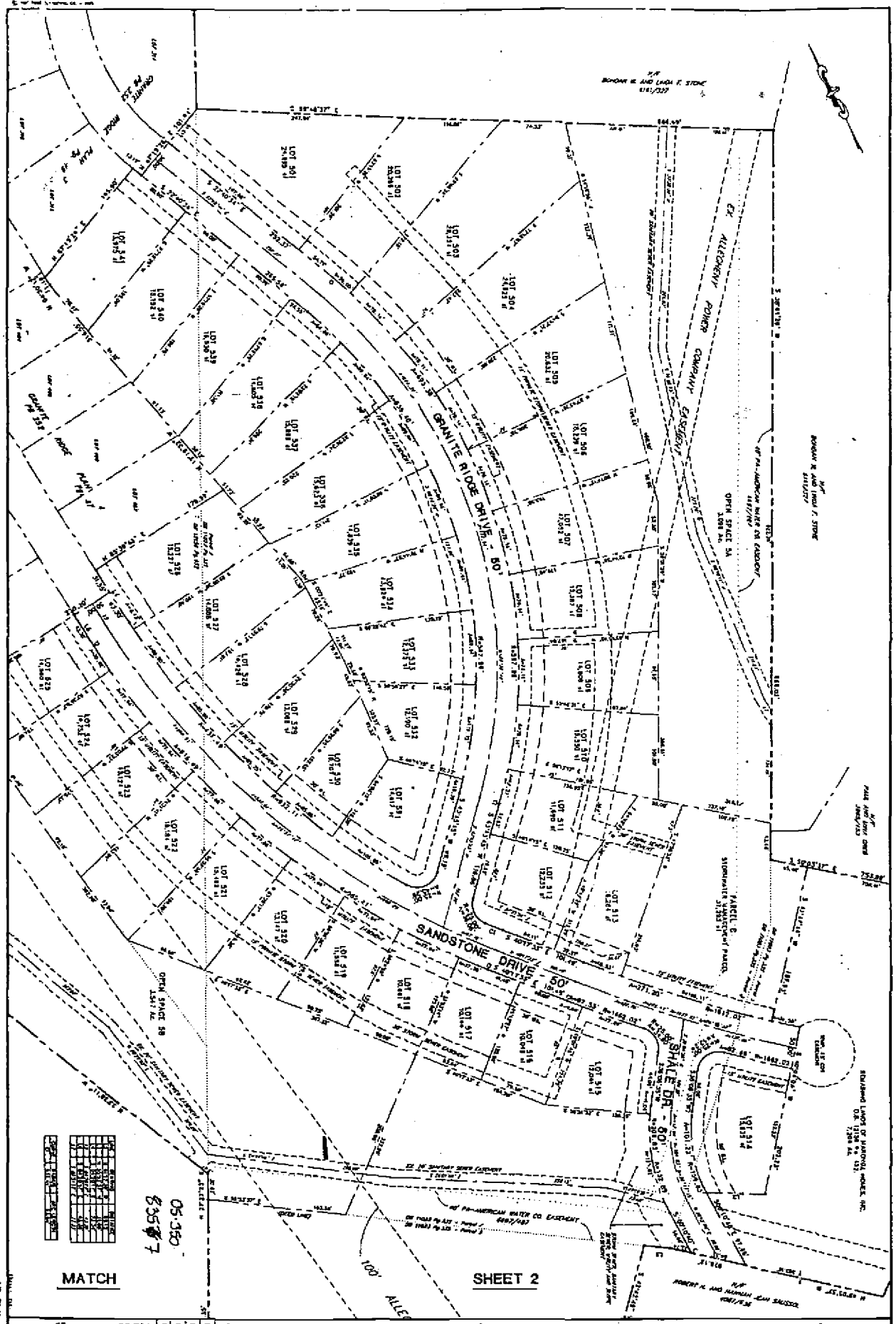
**GRANITE RIDGE PLAN No. 4**  
 PLATÉ  
 SOUTH FAYETTE TOWNSHIP  
 ALLEGHENY COUNTY - PENNSYLVANIA  
 PREPARED FOR  
 MARIONDA HOWES, INC.



**WIND RIDGE ENGINEERING CO.**  
 285 FINCH ROAD  
 WIND RIDGE PA, 15360  
 (724) 428-5248  
 CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS



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DRAWN BY	[Blank]
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DATE PLOTTED	[Blank]
REVISIONS	[Blank]



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MATCH

SHEET 2

**GRANITE RIDGE PLAN No. 5**  
 SOUTH FAYETTE TOWNSHIP  
 ALLEGHENY COUNTY - PENNSYLVANIA  
 PREPARED FOR  
 MARGONDA HOMES, INC.



**WIND RIDGE ENGINEERING CO.**  
 245 FINCH ROAD  
 WIND RIDGE PA. 15360  
 724-424-2118  
 CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

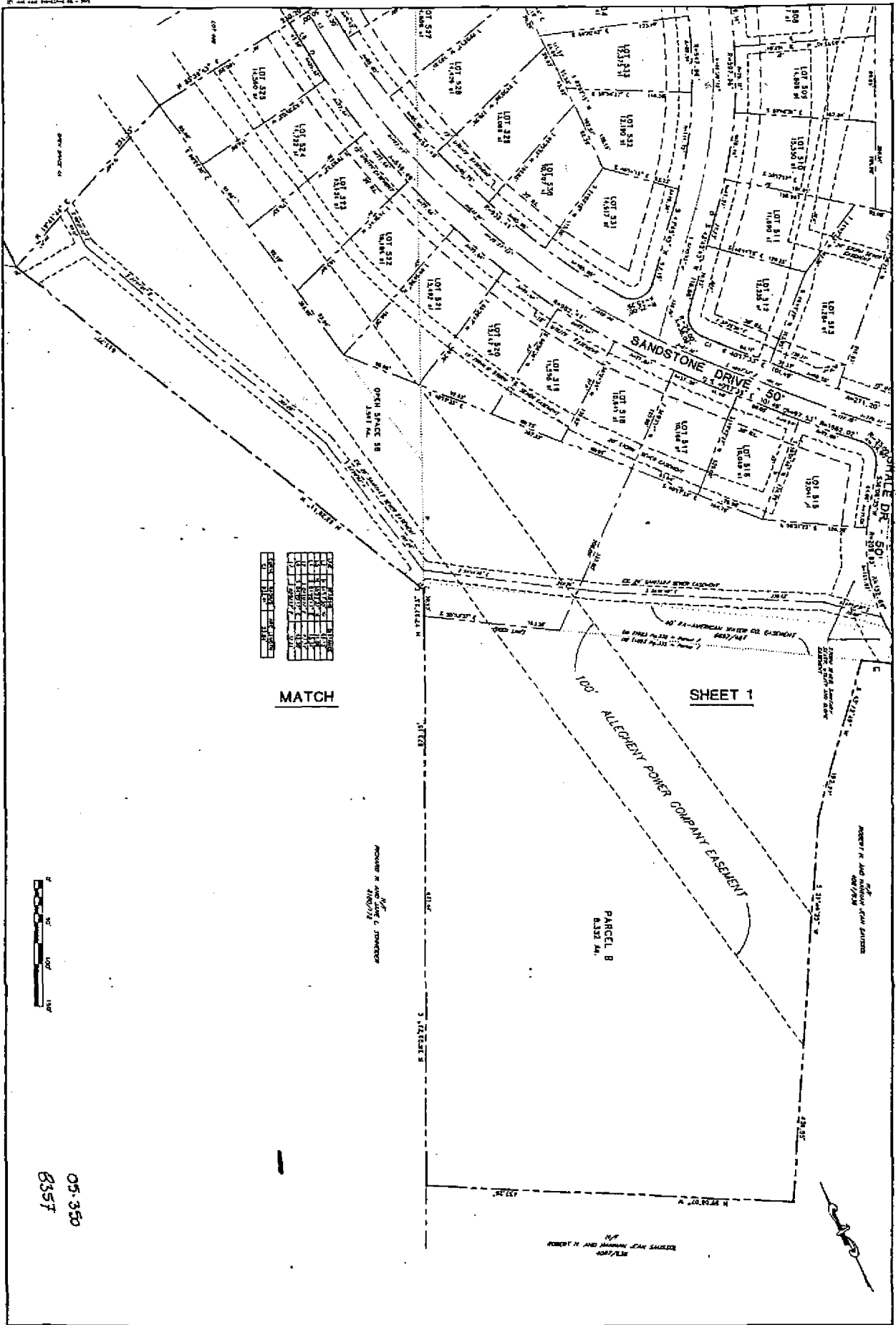


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Granite Ridge

Phase V





DWG 2 / 3	<b>GRANITE RIDGE PLAN No. 5</b> SITUATE SOUTH FAYETTE TOWNSHIP ALLEGHENY COUNTY - PENNSYLVANIA PREPARED FOR MARONDA HOMES, INC.		<b>WIND RIDGE ENGINEERING CO.</b> 285 CUNCH ROAD WIND RIDGE PA. 15360 724-428-3268	
	TOTAL PLAN DATED AND BY P.L.M. DWG. NO. 05 CAR PLAN, V. 1 200 MAR. 2011 REVISIONS: RE: PLAN	CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS		

THE STATE OF PENNSYLVANIA, COUNTY OF ALLEGHENY, TOWNSHIP OF SOUTH FAYETTE, WIND RIDGE ENGINEERING CO., CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS, HAS PREPARED THIS PLAN FOR THE CONSTRUCTION OF THE GRANITE RIDGE PLAN No. 5, SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA. THE PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA. THE PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA. THE PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA.

*[Signature]*  
 WIND RIDGE ENGINEERING CO.  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

CONFORMS TO THE PLAN OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, DATED 10/23/2008.

THE GRANITE RIDGE PLAN No. 5, SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA, IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA. THE PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA. THE PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA.

*[Signature]*  
 WIND RIDGE ENGINEERING CO.  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

THE GRANITE RIDGE PLAN No. 5, SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA, IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA. THE PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA. THE PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA.

THE GRANITE RIDGE PLAN No. 5, SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA, IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA. THE PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA. THE PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA.

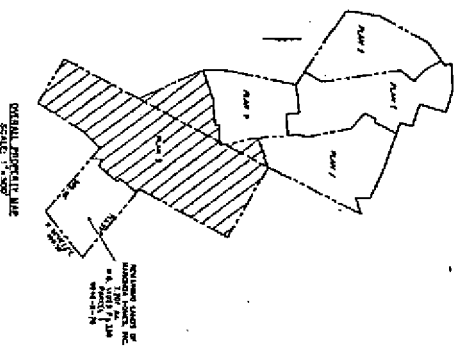


THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, HAS APPROVED THIS PLAN FOR THE CONSTRUCTION OF THE GRANITE RIDGE PLAN No. 5, SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA. THE PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA. THE PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA.

*[Signature]*  
 BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, ON 10/23/2008.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, ON 10/23/2008.



1. THE GRANITE RIDGE PLAN No. 5, SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA, IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA.
2. THE GRANITE RIDGE PLAN No. 5, SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA, IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA.



WIND RIDGE ENGINEERING CO.  
 345 FRISH ROAD  
 WIND RIDGE, PA. 15386  
 724-228-2268

05-350  
 8357



THIS PLAN AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS. I AM NOT PROVIDING ANY WARRANTY FOR THE ACCURACY OF THIS PLAN. I AM NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE CONSTRUCTION OF THIS PROJECT.

*WIND RIDGE ENGINEERING CO.*  
*Michael R. Hale*  
 Surveyor

CONTRACT NO. 100-100-100-100  
 PROJECT NO. 100-100-100-100

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, PENNSYLVANIA, ON THIS 10th DAY OF MAY, 2010.

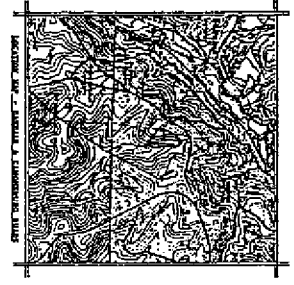
*Robert H. Jones*  
 Chairman of the Board of Supervisors

*John J. Smith*  
 Supervisor

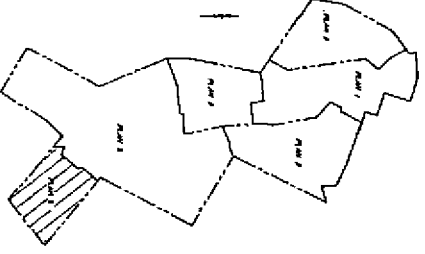
*James D. Brown*  
 Supervisor

*William E. Green*  
 Supervisor

*Thomas A. White*  
 Supervisor

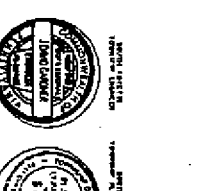


- NOTES:
- NO IMPROVEMENTS FOR WATER MAINS, SEWER, CULVERTS OR UTILITIES ARE TO BE CONSTRUCTED ON ANY EXISTING OR PROPOSED HIGHWAYS.
  - THE TOWNSHIP OF SOUTH FAYETTE HAS ADOPTED THE FOLLOWING ORDINANCE: "AN ORDINANCE TO ESTABLISH A ZONING AND SUBDIVISION REGULATION FOR THE TOWNSHIP OF SOUTH FAYETTE, PENNSYLVANIA, AND TO PROVIDE FOR THE REGULATION OF THE DEVELOPMENT OF LAND AND THE CONSTRUCTION OF BUILDINGS AND STRUCTURES THEREON."
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE TOWNSHIP OF SOUTH FAYETTE, PENNSYLVANIA.

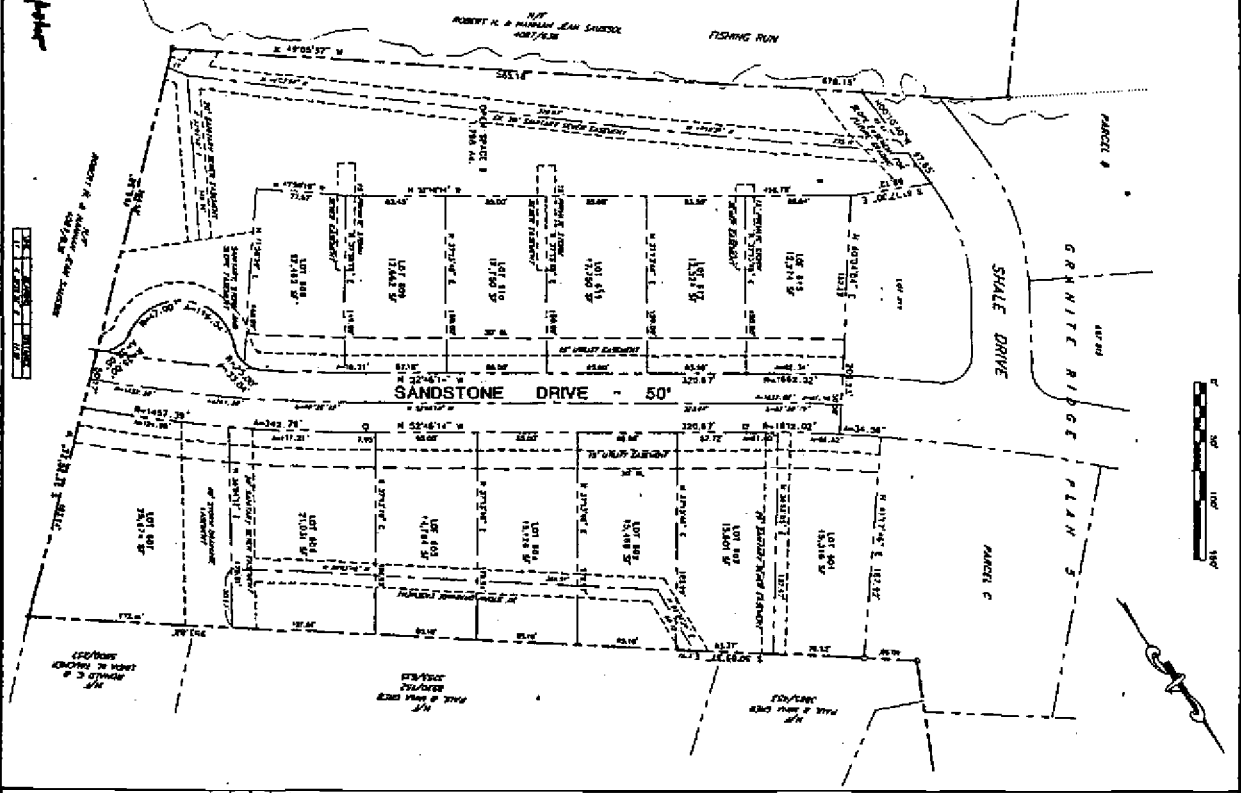


GENERAL DEVELOPMENT PLAN  
 SCALE: 1" = 500'

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE, PENNSYLVANIA, ON THIS 10th DAY OF MAY, 2010.



Granite Ridge



**WIND RIDGE ENGINEERING CO.**  
 285 FRUCH ROAD  
 WIND RIDGE PA 15360  
 724-428-2584

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

**GRANITE RIDGE PLAN No. 6**  
 SOUTH FAYETTE TOWNSHIP  
 ALLEGHENY COUNTY - PENNSYLVANIA  
 PREPARED FOR  
 MARONDA HOMES, INC.

SCALE: 1" = 500'	DATE: 05/10/10
PROJECT: 100-100-100-100	CLIENT: MARONDA HOMES, INC.
DESIGNER: MICHAEL R. HALE	APPROVED BY: MICHAEL R. HALE
DATE: 05/10/10	PROJECT NO: 100-100-100-100

**EXHIBIT F**

**Additional Easements and Licensing**

**None**

**ACKNOWLEDGMENT**

COMMONWEALTH OF PENNSYLVANIA}  
 COUNTY OF ALLEGHENY } s.s.

On this 2<sup>nd</sup> day of March A.D., 2006 before me, a Notary Public in and for said County and Commonwealth, the undersigned officer, personally appeared ROBERT MIHOK who acknowledged himself to be the Vice President of Land for Maronda Homes, Inc, a Pennsylvania corporation, and that he as such being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as President of Maronda Homes, Inc.

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

*Kelly A. Campbell*  
 Notary Public

My Commission Expires:

