

Park Place Subdivision, Grand Island NY - Building Lot Deed Restrictions

Residential Building Lots for Sale, Buffalo – Niagara Falls Region, WNY

Declaration Of Use And Restrictions On Residential Building Lots

These Deed Restrictions have been created to protect the interests of all current and future residents of Park Place Subdivision, Grand Island, NY. When you agree to purchase a residential building lot at Park Place Subdivision, Grand Island, NY, the following restrictions and stipulations will apply:

- 1) Said lots shall be known and described as "residential building lots" and used for those purposes only.
- 2) Minimum Floor area (excluding garage and basement) based on exterior dimensions shall be:
 - 2400 square feet for a 2 story dwelling
 - 1800 square feet for a single story ranch dwelling
- 3) No trees shall be removed from any lot without prior written consent of the undersigned or its designates, except where necessary for construction, drainage or removal of dead or dying trees.
- 4) No commercial vehicle, of any type, with a capacity of one ton or greater shall be parked in a driveway of any Park Place Subdivision residential lots, except as reasonably necessary for loading and unloading and to serve the domestic needs of the Subdivision owners and their guests. It is the strict intention of this paragraph that no vehicle herein described shall be parked or allowed to remain in said driveway on a continuous or regular basis.
- 5) No boats, recreational vehicles, or trailers or any type shall be parked in a driveway of any Subdivision residential lots. It is the strict intention of this paragraph that no vehicle herein described shall be parked or allowed to remain in said driveway on a continuous or regular basis.
- 6) No building shall be placed closer than 45 feet to the front lot line of the residential building lot.
- 7) Above ground swimming pools are prohibited on all Subdivision residential building lots.
- 8) Each person taking title to a subplot in Park Place Subdivision consents to the formation of a lighting district, and agrees to execute any documents required pursuant thereto.
- 9) There shall be no construction, grading, filling, excavating, clearing, alteration of the course or boundaries of any creek or pond, or other "regulated activity" (as defined by Section 404 of the "Clean Waters Act") on any residential Lot without having first secured the necessary permission and permit from any governmental agency which may have jurisdiction over any activity or use of wetlands or waterway areas such as the U.S. Army Corps or Engineers, and the New York State Department of Environmental Conservation.

Park Place Subdivision, Grand Island NY - Building Lot Deed Restrictions

10) The undersigned owner hereby reserves the right to modify, alter or change any of the restrictions herein contained at any time in the future without the consent of or notice to any grantee, mortgagee or their executors or administrators, successors or assigns or any other person or corporation having any interest in any of the Subdivision residential building lots covered hereby, by recording the same in, the Clerk's Office of the County of Erie. Any such modification, alteration or change must be consistent with the general overall plan for the development of Park Place Subdivision.

11) These restrictions and agreements shall run with the land, and shall be binding on all parties and persons claiming under them for twenty-five (25) years from the date of recording, and shall be automatically renewed at said time for ten (10) year periods unless two-thirds of the owners of the real property covered hereby object to said renewal in writing.

12) If the parties hereto, or their heirs or assigns shall violate or attempt to violate any of the restrictions and/or agreements herein, it shall be lawful for the grantors or any other persons interested in the enforcement thereof to prosecute in any proceedings at law or in equity against the person or persons violating or attempting to violate any such restriction and/or agreement and either to prevent him or them from so doing or to recover damage or any other dues for the violation hereof.

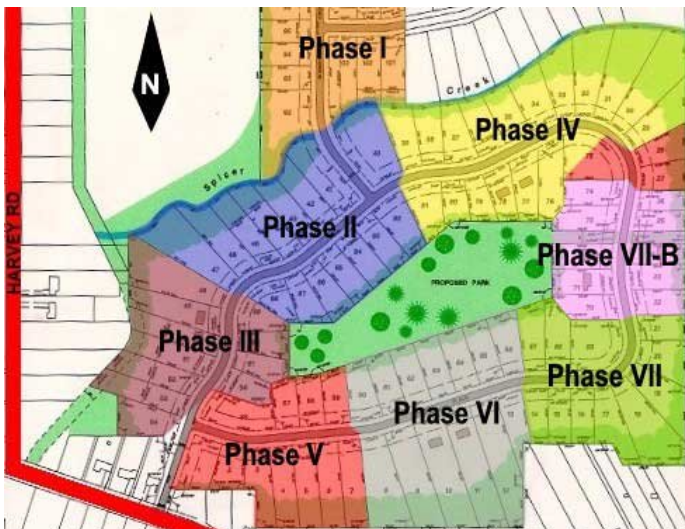
Addendum To Park Place Deed Restrictions Effective In Phase IV Onwards

13) At least 30% of the front facade (side of home facing street) must be of brick or stone or a 'stucco type' material. Otherwise it will be subject to architectural review and written approval by the developer or the assigned.

Smith Ventures, L.P.

End - Declaration Of Use And Restrictions On Residential Building Lots

Park Place Subdivision – Grand Island NY In The Heart Of The Buffalo – Niagara Falls Region of WNY



[Map & Directions](#)

**Phase VI & VII Building Lots
Currently for Sale
Phase VIII Building Lots
for Sale Soon!**

**Contact:
Linda Kutzbach - Realty USA
(716) 628 1719
info@wnyhomesites.com**