

UPI # 10-19-1602-249

DECLARATION OF COVENANTS AND RESTRICTIONS

(to be declared as part of the land
records and incorporated by reference
into each deed of conveyance out of the tract)

MADE the 5th day of May, 2009, by THE McNAUGHTON
COMPANY, a Pennsylvania Corporation, having offices at 4400 Deer Path Road, Suite 201,
Harrisburg, Pennsylvania.

WITNESSETH:

WHEREAS, The McNaughton Company, (hereinafter referred to as "Developer") is the
owner/developer of the real property, hereinafter referred to as the "Property", located in
Hampden Township, Cumberland County, Pennsylvania, and more particularly described in
Article I of the Declaration; and

WHEREAS, Developer desires to create on the Property a development known as Good
Hope Farms South - Phase XII in accordance with the Final Approval Plan of Phase XII of Good
Hope Farms South, recorded in the Office of the Recorder of Deeds of Cumberland County,
Instrument Number 200914067, which shall contain lots for the construction of residential single
family dwelling units; and

WHEREAS, Developer desires to provide for the protection of the values, amenities and
qualities in the development and, to this end, to subject the Property to the covenants and
restrictions, limitations and conditions which shall run with and pertain to the Property and
which shall be for the benefit of each future owner and the Developer.

Instrument # 200915661

NOW, THEREFORE, intending to be legally bound, Developer hereby declares that the Property is and shall be held, conveyed and occupied subject to the covenants, restrictions, easements, limitations and conditions set forth in this Declaration.

ARTICLE I

Definitions

The following words, when used in this Declaration (unless the context shall prohibit), shall have the following meanings:

(a) "Developer" shall mean and refer to The McNaughton Company and to such other person or legal entity to whom The McNaughton Company may expressly assign the rights of the Developer.

(b) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot or Living Unit situated upon the properties, but, notwithstanding any applicable theory of the mortgage, shall not mean or refer to the mortgagees unless and until such mortgagee has acquired legal title pursuant to foreclosure or any proceeding in lieu of foreclosure.

(c) "Lot" shall mean and refer to any plot of land designed for the construction of one single-family dwelling unit shown upon any recorded subdivision map of the Property.

(d) "Property" shall mean and refer to the real property which is and shall be held, conveyed and occupied subject to the covenants, restrictions, limitations, easements and conditions set forth in this Declaration and which is located in Hampden Township, Cumberland County, Pennsylvania, more particularly described in Exhibit "A", attached and made a part hereto, and includes Lot Nos. 32 through 41 and Lot Nos. 58 through 63 and Lot No. 80.

(e) "Single-Family Dwelling Unit" shall mean a building used by one family, having only one living unit, with attached garage and two side yards.

(f) "Construction Period/Construction Completion" shall mean and refer to any portion of a building situated upon the Property designed and intended for use and occupancy as a residence by a single family for which an occupancy permit has been received from the appropriate township official.

(g) "Architectural Control Committee" (hereinafter "Committee") shall mean a committee comprised of three (3) or more representatives appointed by the Developer, at least one (1) of whom shall be an owner, whose responsibility is to review and either approve or disapprove plans and other documentary materials sufficient to permit review pursuant to the criteria set forth below, which must be submitted by an Owner, with respect to the following matters:

1. Buildings, fences, walls, garages or other structures on any lot.
2. Exterior additions to, or changes or alterations to, any building or structure on any lot.
3. Storage or tool sheds and required screening.
4. Statues, sculptures, bird baths, replicas of animals or other objects of this type on any lot.
5. The location of and required screening for areas used by Owners, outside of approved garages, for parking or placing boats, trailers, trucks (in excess of 3/4 ton) or recreational vehicles, snowmobiles, motorized or mobile homes or like devices.
6. Television or radio antennas, dishes or towers and screening.

7. Fuel tanks or similar storage containers and required screening.

Any notice required to be sent to the Committee shall be deemed to have been properly sent when mailed via certified mail to the Good Hope Farms South Architectural Control Committee at 4400 Deer Path Road, Suite 201, Harrisburg, Pennsylvania 17110, or at such forwarding address as may be provided.

When reviewing any of the foregoing matters, the Committee shall consider the following criteria:

1. The nature, kind, shape, size and height of the proposed improvement(s);
2. The kind, type and color of materials to be used;
3. The location of the improvement(s);
4. The location and type of screening where necessary; and
5. Whether the improvement(s) are in harmony with the design and location of surrounding structures and the topography of surrounding land as well as the Good Hope Farms South Subdivision;
6. The effect, if any, the proposed improvement(s) will have on property values.

(h) "Notices" shall mean any notice required to be sent to any Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Owner on the records of the Developer at the time of such mailing.

(i) "Screened" or "Screening" shall mean and refer to fences, hedges, shrubs, or other vegetative materials or a combination thereof, approved by the Architectural Control Committee.

(j) "Quorum" shall mean at least 2/3 of the members of the Committee shall constitute a quorum.

(k) "Majority Vote" shall mean a majority vote of the active Committee is necessary for approval of the foregoing matters.

(l) "Failure to Act" shall mean that in the event the Committee fails to approve or disapprove any of the matters which must be submitted to it within thirty (30) days after submission or, in any event, if no suit to enjoin any such matter has been commenced prior to the completion thereof, approval will not be required.

(m) "Denial" shall mean that in the event the Committee denies approval, and the Owner desires to appeal the disapproval, the matter shall be submitted to binding arbitration. The Committee and the Owner who submitted the plan for approval shall be parties to the arbitration and shall be entitled to chose one arbitrator. In the event no Owner desires to become a party to the arbitration proceedings, the two arbitrators chosen by the Committee and the Owner who submitted the plan for approval shall pick a third arbitrator, the cost of which, if any, shall be borne by the parties equally. There shall be no more than three (3) arbitrators. Two (2) arbitrators constitute a quorum. At lease two (2) votes are necessary for approval of a plan.

ARTICLE II

Restrictions for Use and Development

1. Lots: No lot shall be used for other than residential purposes. No lot shall be divided or redivided.
2. Single Family Dwelling Unit: No structure other than a single family dwelling unit with an attached or detached garage shall be erected on any building lot. Single family dwelling units shall not exceed three stories in height.

3. Storage or Tool Sheds: No storage or tool sheds, either permanent or freestanding, attached or detached shall be placed or erected on any building lot unless and until the Owner has received written approval from the Architectural Control Committee. Storage or tool sheds shall be located and screened from view so as to be inoffensive to neighbors.

4. Garages: Any garage hereafter built shall be of the same architectural style as the house with which it is associated. No garage shall exceed one and one-half stories in height (unless the garage is an integral part of the residential structure in which case it and the living quarters above shall not exceed three stories in height).

5. Setback Lines: No building shall be erected on any lot in violation of the building setback restrictions designated on the Final Subdivision Plan, or which would violate any law of any type, except with the prior written consent of Developer and applicable governmental agencies.

6. Setback of Corner Lots: Buildings erected upon corner lots shall be located so as to comply with the setback restrictions of each of the bordering streets.

7. Trash and Garbage: All trash, garbage or other waste shall be kept in sanitary containers, kept in a clean and sanitary condition, screened from the view of the next door neighbor, and placed in specified locations for collection. The burning of trash, debris and leaves shall not be permitted on any lot. No lot shall be used or maintained as a dumping ground for rubbish.

8. Exceptions to Residential Use: No Exceptions - All lots shall be restricted to single family residential use.

9. Temporary Structures: No structures of a temporary nature, tent, trailer, garage or other outbuilding shall be erected or maintained on any lot, or be used at any time for residential purposes.

10. Statues: No statues, sculptures, bird baths, replicas of animals or other objects of this type may be placed on any lot where they would be visible from the street unless approved by the Architectural Control Committee.

11. Rights of Way: All utility rights of way or easements shown on the Final Subdivision Plan or obvious upon inspection constitute easements imposed on the lots affected thereby.

12. Fences: No fences of a height in excess of four feet (4') shall be erected adjacent to or along the property lines of the individual lots. It is intended that this restriction shall not prohibit the erection of fences in connection with the design of the houses or for enclosing a small play area or outdoor living area, adjacent to or in close proximity to the house.

In no case shall chain link or other wire or metal fences be erected.

This restriction shall not be interpreted to prohibit the installation of a fence as may be required to be erected around a swimming pool in accordance with applicable laws.

13. Signs: No billboards or any other objectionable structures, including written or printed signs of any kind, shall be erected or maintained upon any lot. This restriction does not, however, prohibit the use of small residential identification signs, or real estate signs not exceeding eight (8) square feet in size placed upon any lot offered for sale. Further, Developer shall have the right, without restriction, to erect community identification signs and signs offering property for sale. All such signs proposed to be erected shall be in conformance with applicable township sign ordinances.

14. Boats, Trailers, Trucks and Recreational Vehicles: No commercial vehicles, trucks (in excess of 3/4 ton), trailers, boats, boat trailers, snowmobiles, motorized or mechanized golf carts, travel trailers, motor homes or mobile homes, may be parked on the streets, except while making actual deliveries. They are not permitted on lots unless screened from the view of surrounding neighbors and provided they have no commercial markings. Screening must be approved by the Architectural Control Committee before such lot use. This provision shall not apply to vehicles involved in site development or building construction for the duration of such work.

15. Earth Excavated: All excess earth excavated within the boundaries of any lot, which is not used by the Owner for development of his lot, must be deposited within the limits of this development at a place designated by Developer, unless written consent is given by Developer to dispose of it elsewhere.

16. Interference with the Flow of Surface Water: No lot Owner shall alter, modify or otherwise disturb the drainage easements designated in the Final Subdivision Plan so as to interfere with the flow of surface water, nor shall any lot Owner substantially interfere with the flow of surface water elsewhere upon any lot.

To permit the coordination of finish grading and landscaping operations and the provision of permanent and/or temporary storm drainage facilities or other work as development work progresses from lot to lot, the Developer, at his expense, shall have the right to change, alter, modify and/or revise the finish grade and to complete landscape work of the yard within ten (10') feet of any lot line and in drainage swales beyond ten (10') feet after title to a lot and the dwelling thereon has been transferred to another Owner.

For the purpose of performing exterior work authorized by this Article, the Developer, through its duly authorized agents or employees, shall have the right, after reasonable notice to the Owner, to enter upon any Lot or exterior of any Living Unit at reasonable hours on any day.

Further, Developer shall have the right to regrade or perform other work on Purchaser's lot at any time up to one (1) year from the date of the sale of the last dwelling house within the subdivision in order to finalize surface water drainage within the subdivision. Purchaser hereby grants to Developer a temporary easement across the lot being purchased by Purchaser for such purposes. This covenant shall expressly survive the execution and delivery of the deed and shall not be merged therein. In the event Developer regrades or performs other work on Purchaser's lot, Developer shall reseed the disturbed areas of Purchaser's lot following completion of the work; PROVIDED, HOWEVER, that in the event the work takes place within the above time frame, and although Developer will use care in removing and replacing landscaping installed by Purchaser, Developer shall not be responsible for the survival of any shrubbery or landscaping.

17. Poles, Appliances and Play Equipment: No poles or appliances upon which to hang or expose laundry or play equipment shall be erected or maintained closer to the front line of any lot than the rear wall of the dwelling to be erected on that lot. Poles and/or play equipment shall be placed so as to comply with all applicable township or other ordinances.

18. Television and Radio Antennas: No outside radio or television antennas, including satellite dishes or towers, shall be erected on any lot unless and until the owner receives written approval from the Architectural Control Committee. The location and/or device shall be screened from view so as to be inoffensive to neighbors.

19. Animals: No poultry or animal of any kind, except animals commonly recognized as domestic house pets, shall be, at any time, kept on any lot. No more than two (2) such pets

shall be kept on any lot. No pet(s) may be kept, bred or maintained for any commercial use or purpose. Pets shall be maintained and controlled at all times so as not to offend or disturb other lot owners by noise, odor, intrusion, destruction of property or otherwise.

20. Street Trees: Each lot owner shall maintain and replace, as necessary, at least two (2) trees, one (1) of which will be planted in the front of said lot, which tree(s) shall not be planted in the public street right-of-way.

21. Landscape Development: The landscape development of any lot shall be in accordance with the residential character of the neighborhood and shall be in harmony with the design of the house created thereon. Lawns, trees, bushes and shrubs shall be regularly maintained so as to provide a pleasing environment, not obstruct sight distance at street and driveway intersections, and so as to aid in maintaining the health and safety of the inhabitants of the neighborhood. Leaves shall be disposed of through any municipal leaf collection program which may be in effect from time to time. Compost piles/containers are forbidden. The dumping of lawn clippings and debris on vacant lots or common open space within the community is prohibited and bagging of lawn clippings for trash pickup is discouraged.

22. Storage: No lot shall be used for storage of anything that appears unclean or untidy, or that will be obnoxious to the eye. No junk cars or cars for sale may be stored at any time. Firewood, bicycles, lawn mowers, garden tools, furniture, and all other such articles shall be stored in areas appropriately located on the lot to the rear of the dwelling and garage, and setback from all lot lines as mentioned above and screened from all streets, side and rear lot lines with the original structure, shrubs, hedge or fencing.

23. Outdoor Lighting: Outdoor lights of a uniform design shall be installed throughout Good Hope Farms South under the supervision of the Developer and the

Architectural Control Committee. Each owner of a single family detached dwelling shall be responsible for the installation, maintenance and operation of at least one (1) outdoor (post) light on their lot outside the public and/or private right-of-way easements in a location approved by the Developer.

24. Parking: Not less than two (2) improved off street parking spaces shall be located on the same lot as each living unit. Owners shall make a reasonable effort not to park their vehicles on the streets of Good Hope Farms South. No parking shall be permitted on grassed areas, or in any setback area of any lot.

25. Utility Lines: All utility service lines shall be installed underground. No overhead wires of any type may be constructed on or cross over any lot. Such wires not located entirely within the enclosed portion of the structure must be buried beneath the surface of the ground.

26. Construction Periods: If construction of a home is started, such construction shall be completed within one (1) year. No lumber or building materials shall be stored on lots over ninety (90) days prior to the actual beginning of construction. No machinery, trailers, tractors or equipment shall be stored or maintained for longer than is reasonably necessary for the use of the items in connection with actual residential construction.

27. Swimming Pools: Wading pools intended for small children may not exceed two feet (2') in height and eight feet (8') in radius. Wading pools must be emptied before dusk and be stored from view. Above ground and below ground pools are not permitted unless and until the Owner receives written approval from the Architectural Control Committee. Pools shall be screened from view so as to be inoffensive to neighbors.

28. Fuel Tanks: No fuel tanks or similar storage containers located outside a structure shall be permitted unless and until the Owner receives written approval from the Architectural Control Committee. Such containers shall be screened from view so as to be inoffensive to neighbors.

29. Nuisances: No noxious, unsightly or offensive activity, including vehicle repairs, shall be conducted on any Lot or on the streets, nor shall anything be done thereon which may or may become an annoyance, nuisance, or of aesthetic damage to the neighborhood.

30. Good Hope Farms South Homeowners Association: Upon the conveyance of units within the Property, Developer shall establish a nonprofit corporation to be known as "Good Hope Farms South Homeowners Association" ("Association") for the purpose of maintaining and administering recreation areas and other common facilities within the Property and enforcing these covenants and restrictions.

a. Membership: Every person or entity who is a record Owner of any Lot or Unit which is subject by covenants of record to assessment by the Association shall be a member of the Association, provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member.

b. Title to Common Properties: Notwithstanding any provision herein, the Developer hereby covenants, for itself, its heirs and assigns, that it shall convey as common properties the following:

1. Rights-of-way and easements for streets, sanitary sewers and storm drainage ways with completed improvements in place shall be constructed in accordance with applicable provisions of Hampden Township ordinances and shall be offered for dedication to Hampden Township.

2. The title to common open space for parks, recreation and other common facilities with improvements in place shall be transferred to the Association under the condition that the Association shall have or hire adequate staff to administer common facilities and maintain the common open space.

3. Easements for water, electric, telephone, television, and other utility services shall be provided to the respective operation companies.

c. Maintenance Assessments: The Developer for each completed living unit owned by him within the Property hereby covenants and each Owner of any completed living unit by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association: (1) annual assessments or charges; (2) special assessments for capital improvements, such assessments to be fixed, established, and collected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and costs of collection thereon, as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with such interest thereon and cost of collection thereof, as hereinafter provided, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The assessments levied by the Association shall be used exclusively for the purpose of promoting the improvement and maintenance of properties, services and facilities devoted to this purpose and related to the use and enjoyment of the common properties and of the homes situated upon the Property, including, but not limited to, the payment of taxes and insurance thereon and repair, replacement and additions thereto, and for the cost of labor, equipment, materials, management and supervision thereof.

d. **Basis of Annual Assessments:** The Association, through its Board of Directors, shall fix the annual assessment per lot or per living unit based upon the estimated cost of carrying out the responsibilities of the Association, including lawn care, plantings, outdoor lighting, maintenance of common parking areas, pedestrian ways, fences, recreation facilities, equipment, trash removal, taxes and insurance and related expenses relating to common areas.

In addition to the annual assessment, the Association may levy in any assessment year a special assessment, applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the common properties, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of Members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all Members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

e. **Non-Payment of Assessment:** If the assessments are not paid on the date when due, then such assessment shall become delinquent and shall, together with such interest thereon and cost of collection thereof, as hereinafter provided, thereupon become a continuing lien on the property which shall bind such property in the hands of the then Owner, his heirs, devisees, personal representatives and assigns. The personal obligation of the then Owner to pay such assessment, however, shall remain his personal obligation and shall not pass to his successors in title unless expressly assumed by them.

If the assessment is not paid within thirty (30) days after the delinquency date, the assessment shall bear interest from the date of the delinquency at the rate of twelve percent (12%) per annum, and the Association may bring an action at law against the Owner personally

obligated to pay the same or to foreclose the lien against the property, and there shall be added to the amount of such assessment the costs of preparing and filing the complaint in such action and, in the event a judgment is obtained, such judgment shall include interest on the assessment as above provided and a reasonable attorney's fee to be fixed by the court, together with the costs of the action. The lien of the assessment provided for herein shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon the properties subject to the assessment; provided, however, that such subordination shall apply only to the assessments which have become due and payable prior to a sale or transfer of such property pursuant to a decree of foreclosure or any other proceeding in lieu of foreclosure. Such sale or transfer shall not relieve such property from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessments.

31. Duration: The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Developer, the Architectural Control Committee, or the Owner of any land subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, for a term of twenty (20) years from the date this Declaration is recorded. Said covenants and restrictions shall be automatically extended for successive periods of twenty (20) years unless otherwise terminated or changed by the same requirements as hereinafter provided for amendments to the covenants and restrictions. The covenants and restrictions may be terminated or amended by an instrument signed by the Owners of not less than three-fourths (3/4) of the total lots in the Good Hope Farms South community. Provided, however, that any such amendment of these covenants and restrictions must be in full compliance with all applicable laws and regulations and shall not become effective until the instrument evidencing such change has been duly recorded and unless written

notice of the proposed amendment is sent to every Owner of a tract in the Good Hope Farms South community at least thirty (30) days in advance of any action taken.

32. Violation and Enforcement: The violation of any provision herein contained is hereby declared to be a nuisance which may be remedied by appropriate legal proceedings. Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the land to enforce any lien created by these covenants; and failure by the Committee, Developer or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

33. Sales Activities: Nothing contained in this Declaration of Restrictions shall be deemed to be applicable to or to restrict any use of the Property by Developer in the course of or in connection with the construction or sale of single family dwelling units on any portion of the Property.

34. Severability: The invalidation of any provision herein shall not affect the validity of any other provisions, which remain in full force and effect.

35. Easements: All Lots and Lot Owners are subject to all covenants, restrictions, rights-of-way and easements of record, as well as subject to all present or future zoning ordinances or building regulations of Hampden Township, Cumberland County, Pennsylvania.

36. If any of the purchasers of lots or their successors in title shall violate, or attempt to violate, any of the restrictions or conditions hereinbefore set forth, it shall be lawful for any other person or persons owning any lots or lot on the Property to prosecute and proceed at law or in equity against the person or persons violating, or attempting to violate, any such restrictions or

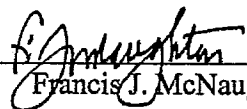
conditions either to prevent him or them from so doing, or to recover damages for such violation. The Developer, the Architectural Control Committee and the individual members thereof are hereby indemnified and held harmless from all claims, demands, liabilities, suits, judgments, verdicts, damages, actions or proceedings at law or equity of any kind whatsoever arising out of, connected with, or caused by any matter arising out of these Declaration of Covenants and Restrictions.

IN WITNESS WHEREOF, this Declaration of Restrictions is executed the day and year first above written.

ATTEST:

THE McNAUGHTON COMPANY, a Pennsylvania Corporation

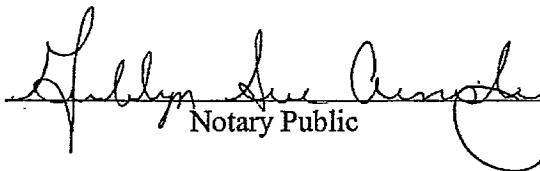
BY: 
Secretary

BY: 
Francis J. McNaughton, President

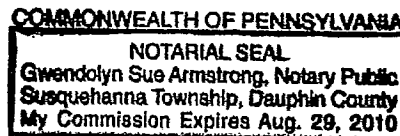
STATE OF PENNSYLVANIA, COUNTY OF DAUPHIN: SS

On this the 5th day of May, 2009, before me, the undersigned officer, personally appeared Francis J. McNaughton, who acknowledged himself to be the President of The McNaughton Company, a corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

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


Notary Public

MY COMMISSION EXPIRES:



LEGAL DESCRIPTION
for
Good Hope Farms South
Phase 12
5/7/09

All that certain parcel of land situate in the Township of Hampden, Cumberland County, Pennsylvania; more particularly bounded and described as follows:

BEGINNING at a point on the northern right-of-way line of South Deerfield Avenue, said point being located at the southeastern corner of Lot 100 of the Good Hope Farms development; thence, along the northern right-of-way line of South Deerfield Avenue by a curve to the left having a radius of 675.00', an arc length of 41.73' and a chord bearing of S 53°17'36" E a distance of 41.73' to a point; thence, along Lot 100 N 34°50'28" E a distance of 105.00' to a point; thence, along Phase 13 of Good Hope Farms South S 59°36'54" E a distance of 88.58' to a point; thence, by same S 68°31'40" E a distance of 88.58' to a point; thence, by same S 79°54'41" E a distance of 92.43' to a point; thence, by same S 78°22'27" E a distance of 367.66' to a point; thence, by same N 69°13'33" E a distance of 60.00' to a point; thence, along lands now or formerly of Steve Buday S 20°46'27" E a distance of 147.42' to a point; thence, by same N 75°36'33" E a distance of 311.49' to a point; thence, by same S 19°42'27" E a distance of 80.00' to a point; thence, by same and crossing Erb's Bridge Road N 75°36'33" E a distance of 157.00' to a point; thence, along the Conodoguinet Creek S 19°42'27" E a distance of 83.95' to a point; thence, crossing Erb's Bridge Road and along lands now or formerly of Daniel and Cynthia Jones, line also being the southern right-of-way line of South Deerfield Avenue S 70°17'33" W a distance of 171.88' to a point; thence, by same by a curve to the right having a radius of 300.00', an arc length of 164.06' and a chord bearing of S 85°57'33" W a distance of 162.02' to a point; thence, by same N 78°22'27" W a distance of 166.25' to a point; thence, along lands now or formerly of Daniel and Cynthia Jones S 19°42'27" E a distance of 11.70' to a point; thence, by same S 11°37'33" W a distance of 125.00' to a point; thence along other lands of the Good Hope Farms South development N 65°27'32" W a distance of 124.16' to a point; thence, by same by a curve to the right having a radius of 350.00', an arc length of 60.91' and a chord bearing of S 29°31'35" W a distance of 60.83' to a point; thence, by same N 55°29'18" W a distance of 154.62' to a point; thence, by same N 78°22'27" E a distance of 460.00' to a point; thence, by same S 22°43'01" W a distance of 29.88' to a point; thence, by same N 50°15'04" W a distance of 236.54' to a point; thence, by same and crossing the right-of-way of South Deerfield Avenue N 38°23'01" E a distance of 162.58' to a point, the place of BEGINNING.

Containing: 300,174 sq. ft. (6.89 acres)