Article of Agreement,

MADE THE 21st day of November in the year two thousand twenty-six (2026)

BETWEEN PINE GROVE LAND CO LLC, Seller

and

_____Buyer

WITNESSETH, that the said Seller, in consideration of the covenants and agreements hereinafter contained, on the part of the said Buyer to be kept and performed has agreed and does hereby agree to sell and convey unto the said Buyer, his/her heirs and assigns, all the land and premises hereinafter mentioned and fully described, for the sum of ($_____) Dollars, to be paid as follows:

- $_____ down on signing of this Agreement, receipt of which is hereby acknowledged, and the balance of the purchase price to be paid at settlement to be held on or before January 21, 2027.
- The property that is subject to this Agreement is described as follows: All that certain tract of land situate in Centre Township, Perry County, Pennsylvania, containing _____ acres and being Lot ____ on plan recorded in Perry County Instrument No. 202608672. Being part of Tax Parcel No. 050,073.00-069.000 and part of deed recorded in Perry County Instrument No. 202508153.
- Real Estate taxes shall be pro-rated on the date of settlement.
- Realty transfer taxes shall be paid by Buyer.
- Time is of the Essence in this Agreement.
- It is agreed, by and between the said parties, that possession of said premises shall be delivered to the Buyer, his/her heirs, or assigns, on the day of settlement until which time the Seller shall be entitled to have and receive the rents, issues and profits thereof.
- In the event of default in the terms of this Agreement by Buyer, all monies paid shall be considered as liquidated damages.
- Pursuant to the Pennsylvania Sewage Facilities Act, Buyer understands that there is no existing community sewage system available to said property.
- Upon the payment of the said sum, the said Seller will, at settlement when all monies are paid make, execute and deliver to the Buyer, a good and sufficient Deed for the proper conveying and assuring of the said premises in fee simple, free from all encumbrance and dower, or right of dower, such conveyance to contain the usual covenants of special warranty. The title is to be good and marketable and such as will be insured by any responsible title insurance company at its regular rates and in the full amount of the purchase price. Buyer agrees to all terms and conditions set forth on the attached disclosure and all restrictions attached hereto as Exhibit A.
- Risk of loss from fire or other casualty shall remain in the Seller until final

settlement. In case of fire or other casualty prior to settlement, the Buyer shall have the option of rescinding the agreement or of settling and obtaining an assignment of the insurance proceeds.

- The Real Estate Disclosure Act, if applicable, has been complied with prior to the signing of this Agreement.
- Buyer hereto waives all rights to disclosure and inspection for lead paint.
- Included in the sale are the following items of personal property: N/A
- This document contains the entire agreement between the parties; there are no representations, warranties, covenants, terms or conditions, except as specifically set forth herein.
- The Buyer represents that he has inspected the premises subject to this Agreement and are satisfied with the condition, quality and quantity thereof and further agrees to accept the premises "as is."
- This Agreement shall be binding on the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, the said parties to this Agreement have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

PINE GROVE LAND CO LLC

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

PINE GROVE SUBDIVISION

BUYER ACKNOWLEDGMENT AND DISCLOSURE

Lot No.: _____ Buyer(s): _____

Settlement Date: _____

The undersigned Buyer acknowledges and agrees as follows:

1. Deed Restrictions

Buyer acknowledges receipt of the deed restrictions attached hereto as **Exhibit A** and agrees that the property is being conveyed subject to those restrictions.

2. NPDES / Earth Disturbance

Buyer acknowledges that the land contained within the Pine Grove Subdivision is subject to NPDES permitting requirements.

Any future land disturbance, regardless of size, proposed on the lot shall require an approved NPDES permit prior to construction of buildings, driveways, utilities, access improvements, or other regulated activity.

Buyer acknowledges that the lot owner is solely responsible for obtaining all required NPDES permits prior to commencing any land disturbance or regulated activity.

Buyer further acknowledges that the issuance of any building permit, driveway permit, or other approval does not relieve the lot owner of the responsibility to obtain any required NPDES permit.

3. Driveway Approval

Buyer acknowledges that either a Highway Occupancy Permit or a Township driveway permit is required for access to the property.

4. Future Permits and Approvals

Buyer is responsible for obtaining all permits and approvals required for the Buyer's intended use or development of the property, including, as applicable, permits or approvals relating to:

- building construction;
- driveway access;
- grading and earth disturbance;
- stormwater management;
- sewage facilities; and
- any other governmental approval required for development of the property.

5. No Guarantee of Development Approval

Seller makes no representation or guarantee that any particular house location, driveway location, grading plan, stormwater design, sewage system, or other proposed improvement will be approved by any governmental agency or authority.

6. Buyer Responsibility

After settlement, Buyer assumes responsibility for compliance with all governmental requirements applicable to Buyer's ownership, use, and development of the property.

Buyer acknowledges that Buyer has read and understands this Buyer Acknowledgment and Disclosure and the deed restrictions attached as Exhibit A.

BUYER

_____

Signature

_____

Printed Name

Date: _____

_____

Signature

_____

Printed Name

Date: _____

SELLER
Pine Grove Land Co. LLC

By: _____

Name: _____

Date: _____

EXHIBIT A

PINE GROVE SUBDIVISION DEED RESTRICTIONS

1. Residential / Agricultural Use

Each lot shall be used for residential or agricultural purposes, excluding industrial agriculture. Customary home occupations are permitted. No commercial or industrial uses shall be permitted.

2. No Commercial Solar

No commercial or utility-scale solar energy generation facilities shall be permitted. Residential solar serving the lot is permitted.

3. Junkyards / Vehicles

No junkyard, salvage yard, automobile dismantling, or similar use shall be permitted. No unlicensed or inoperable vehicle may be stored on any lot unless kept inside an enclosed garage.

4. Industrial Agriculture

No industrial or intensive agricultural operations shall be permitted, including commercial poultry houses, turkey barns, hog barns, feedlots, or similar confinement livestock operations.

5. Roadside Farm Sales

Roadside farm stands for the sale of produce, eggs, flowers, firewood, and similar products produced primarily on the lot are permitted.

6. Minimum Dwelling Size

Any single-story dwelling shall contain at least **1,200 square feet** of finished above-grade living area. Any dwelling containing two or more stories shall contain at least **1,600 square feet** of finished above-grade living area.

7. Home Occupations

Customary home occupations are permitted provided they are incidental to the residential use of the lot and do not create substantial traffic, noise, outdoor storage, or other impacts inconsistent with residential use.

8. Recreational / Agricultural Animals

Horses, cattle in reasonable numbers, poultry, and similar customary rural animals are permitted, provided they are not part of a prohibited industrial or intensive agricultural operation.

9. Outdoor Business Storage

No outdoor storage of commercial equipment, materials, inventory, or business-related vehicles shall be permitted, except as incidental to an approved agricultural use or customary home occupation.

10. Manufactured / Mobile Homes

No mobile homes, manufactured homes, trailers, or double-wide homes shall be permitted, whether placed on a permanent foundation or otherwise.