

LOWER ALLEN TOWNSHIP
COMMUNITY DEVELOPMENT

SAMPLE FORM FOR FENCES & WALLS ON PROPERTY LINE

This agreement is a sample form provided by Lower Allen Township Department of Community Development. It is intended for use in conjunction with Codified Ordinance Section 220-168.A. (3). This zoning regulation requires written agreement between neighbors to erect a fence or wall on the property line. Without an agreement, fences or walls must be placed at least six inches from the property line. The intent of this regulation is to avoid future conflicts that may arise.

An agreement satisfying all requirements of Section 220-168.A. (3) must be recorded at the Cumberland County Courthouse (Recorder of Deeds Office) before a permit will be issued to construct a fence on a property line. It is recommended that we review your agreement and plot plan for compliance with the ordinance before you record them. This sample form is provided for convenience only, and is not intended as a substitute for advice from legal counsel.

Instructions for completion of agreement and grant of cross easement:

- 1) List affected property owners, their addresses and the address of the affected properties, if different from the owner's address, after inserting an agreement date.
- 2) Describe fence or wall, including height and type of material, in the next set of blank lines.
- 3) List owner or owners responsible for fence or wall maintenance after inserting an easement width of at least (3) feet.
- 4) Draw a line through either "fence" or "wall" at two places where (fence)(wall) appears.
- 5) All parties to the agreement must sign in the presence of a notary. All parties must make copies of the attached notary page if different notaries are attesting to the signatures of different property owners. Also, if any owners are corporations or partnerships, please print the title of the owner next to the owner's name.
- 6) When recording the easement, provide the Recorder of Deeds with a stamped envelope addressed to Lower Allen Township.

AGREEMENT AND GRANT OF CROSS EASEMENT

This agreement is made this _____ day of _____, _____ between or among _____

who agree that a _____

_____ may be erected on the property line or lines separating the above-listed owners' properties, as indicated on the attached plot plan, labeled "Exhibit A".

Execution of this agreement indicates that the undersigned property owners agree that the proposed (fence) (wall) location corresponds with the property line(s) between affected properties. The undersigned also grant to each other a permanent cross easement of _____ feet for the purpose of maintenance and repair. Furthermore,

agrees to maintain the proposed (fence)(wall).

This agreement shall be binding upon and inure to the benefits of the parties and their respective heirs, executors, administrators, and assigns.



Print Owner's Name

Owner's Signature

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF CUMBERLAND

On this, the _____ day of _____, 20____ before a notary public, the undersigned, personally appeared

_____,

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledge that they executed the same for the purposes therein contained.

WITNESSETH, I hereunto set my hand and notarial seal the day and year first above written.

Notary Public

My Commission Expires:

Mail copy to: Lower Allen Township, Township Municipal Building

1993 Hummel Avenue, Camp Hill, PA 17011

RECORDING INFORMATION

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE

RECORDED THIS _____ DAY OF _____, 20____

IN BOOK _____ PAGE _____