

The following pages are from an 8-panel folder brochure. It was unfolded and scanned in two frames, so some of the panels are upside-down. The brochure is not dated, but on the reverse side of all panels (when unfolded) is a map of **Indian Lake, Buckstown, PA** that is dated May 1, 1967.

Indian Lake will continue operating through the Agreement of Sale and Deed. Until all the lots are sold, Allegheny Mountain Lakes, Inc., has complete jurisdiction over all activities.

**WHAT WILL HAPPEN WHEN ALL THE LOTS ARE SOLD?**

Property owners have free and unlimited use of all recreation facilities at Indian Lake for one year after the date of the lot purchase. However, after the first year the unlimited privileges for the entire family are available through Indian Lake Lodge for an annual membership fee of only \$150.00. This includes use of the golf course, ski slopes, swimming pool and tennis court. There is no charge for using the lake.

**WHAT PRIVILEGES IN TERMS OF USING THE RECREATION FACILITIES, COME WITH BUYING INDIAN LAKE PROPERTY?**

There is no restriction on the size or horsepower of motor boat on Indian Lake. Inboards are not permitted. The lake is patrolled according to state and local boating regulations. Sailing is a popular sport on the lake in addition to water skiing.

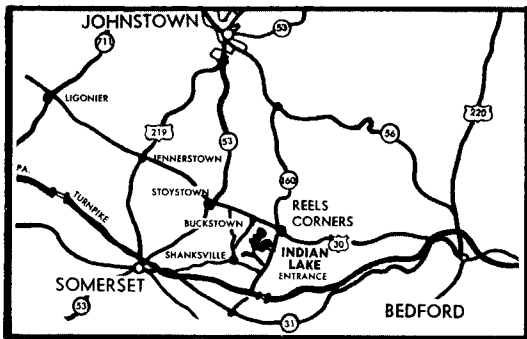
**WHAT SIZE OF OUTBOARD POWERED BOATS ARE PERMITTED ON INDIAN LAKE?**

Indian Lake presently has rainbow trout, but plans call for bass and other fish to be added.

**WHAT TYPE OF FISH IS STOCKED IN THE LAKE?**

**CAN ARRANGEMENTS BE MADE TO USE INDIAN LAKE'S FACILITIES FOR BANQUETS, MEETINGS OR PRIVATE PARTIES?**

YES. Many different groups have taken advantage of the convenience and quality of facilities at Indian Lake for their favorite club or organization. The atmosphere is particularly conducive to successful business meetings.



**ARE THERE ANY OTHER INVESTMENT OPPORTUNITIES AVAILABLE THROUGH INDIAN LAKE?**

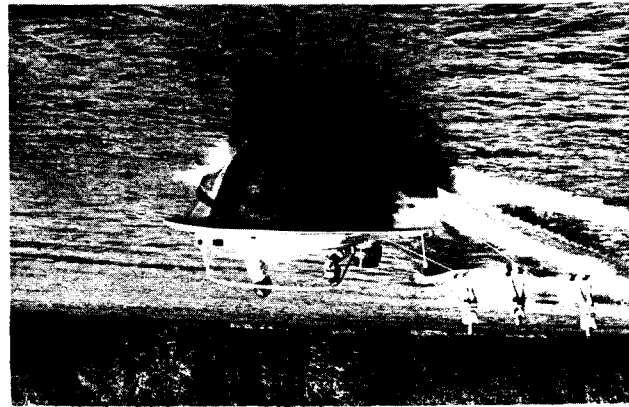
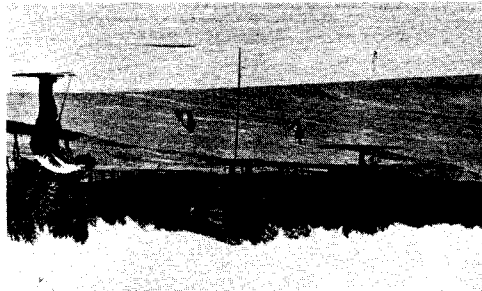
YES. Indian Lake is actively engaged in building condominium resort hotels in the Bahamas, Caribbean Islands and here at Indian Lake.

Rooms are owned by individual investors and rented on a daily basis to tourists and vacationers as part of the resort operation. Investors in the rooms then share equally in a percentage of monthly room rental receipts. This provides an attractive return on invested capital.

Information on property, or condominium hotel rooms can be obtained by contacting:

**INDIAN LAKE**

R. D. 1, Central City, Pennsylvania 15926  
Phone: 814 754-4616 or 814 754-5159

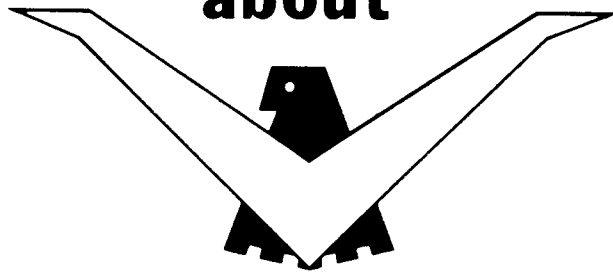


**CAN FINANCING BE ARRANGED WHEN BUYING PROPERTY AT INDIAN LAKE?**  
YES. The individual buyer can arrange to finance the lot through a hometown bank, or Indian Lake will arrange terms to suit any budget through the local bank at normal interest rates.

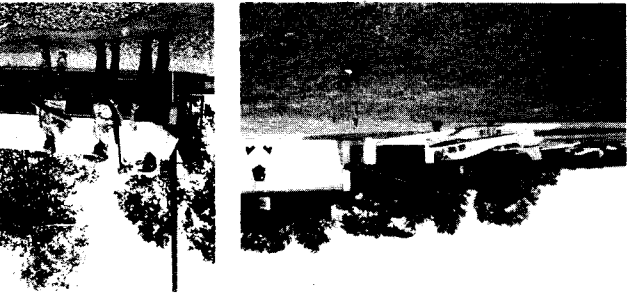
**FACTS**

**you should know**

**about**



**INDIAN LAKE**



Indian Lake's runway is 3000 feet long, completely paved and lighted for night operations. Air park facilities include unicom system, ground school, flight training, charter and maintenance.

**HOW LONG IS THE AIRPORT RUNWAY?**

YES. Indian Lake is set up for 1500 homesites. Regardless of lot location, each property owner has use of the lake and a place to dock a boat.

**COURSE HAVE USE OF THE LAKE?**

**DO FAIRWAY OR AIR-PARK LOT OWNERS ON THE NEW 18 HOLE ARNOLD PALMER DESIGNED GOLF**

All roads within the development are private, and completely paved. Snow removal and maintenance is achieved through an annual \$20.00 assessment through Indian Lake Service Corporation.

**WHO MAINTAINS THE ROADS AT INDIAN LAKE?**

YES. Laws governing building and property of Indian Lake are strict, but fair. These laws are enforced through Indian Lake Borough in accordance with requirements in the deed. Building minimums do exist and standard construction affecting the value of surrounding property is not permitted. Tents or trailers are not allowed anywhere on Indian Lake property.

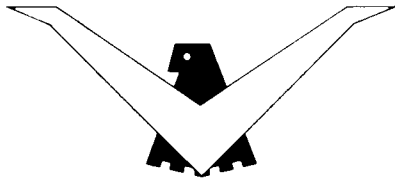
**ARE BUILDING AND ZONING LAWS SET UP TO PROTECT THE PROPERTY OWNER'S INVESTMENT?**

**YEAR-ROUND RECREATION - FULL OR PART-TIME RESIDENCE**  
**BOATING - WATER SKIING - YEAR-ROUND SWIMMING POOL - FLYING**  
**GOLFING - HUNTING - FISHING - SNOW SKIING - TRAP & SKEET SHOOTING**

**INDIAN LAKE**



**NEW, EXCITING CONCEPT IN FAMILY LIVING**



**HOW DID INDIAN LAKE GET STARTED?**

Allegheny Mountain Lakes, Inc., a Pennsylvania corporation, is the developer of Indian Lake, and also administers the operation. The 3000 acre development continues to be financed through private capital. This private enterprise philosophy is the strong influence keeping Indian Lake exclusive and private.

**ARE THERE ANY CLOSING COSTS IN THE PURCHASE OF INDIAN LAKE PROPERTY?**

NO. The purchase of land is complete and outright at Indian Lake. Residents receive a General Warranty Deed at the time of the purchase free and clear of any encumbrance.

**IS THERE A TIME LIMIT ON BUILDING A SECOND HOME?**

NO. Property owners can build at any time, or not at all. However, once construction is started the exterior must be completed in one year.

**WHAT ABOUT UTILITIES?**

A pressurized water system, electrical service and paved roads are provided to each property. Sanitation is rigidly controlled under conditions set forth in Borough ordinances and through the State Health Department.

