

This property is sold subject to the following building restrictions: VOL 894 PAGE 198

1. The said property shall be used exclusively for residential purposes.
2. The main dwelling, or dwellings, shall front on Garden Terrace.
3. No building shall be erected on this property nearer than 50 feet to the front lot line on Garden Terrace, nor nearer than 10 feet on the side lot line, nor nearer than five feet to the rear lot line.
4. None of these lots shall be cut, subdivided or altered so as to erect more than one residence on one lot, however, one or more lots can be used for one residence, and this restriction does not apply to quarters for domestic servants employed on the premises. No trailer, duplex or multiple family dwelling shall be placed or erected on said property.
5. No building of a temporary structure shall be erected on this property for use as a residence.
6. No dwelling shall be erected on said property costing less than \$20,000.00.
7. No noxious or offensive trade shall be carried on upon this property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
8. An easement, 5 feet in width, is reserved across the rear of this property for utility installations and maintenance.

Recorded July 15th, 1970 at 3:39 P.M. #1171