

C. H. HICKORY 1  
NEWCASTLE

County, Delaware, in Deed Record U, Volume 39, Page 245, &c., granted and conveyed unto the said Carrcroft Development Company, a corporation as aforesaid, in fee simple, as by reference thereto will more fully appear. As to Lots Nos. 29, 31 and 33, the same are part of the same lands and premises in which Carrcroft Development Company became seized under and by virtue of two several deeds the first thereof being a deed from Elmer C. Taylor, Sheriff, dated the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 1944, and recorded in the Office of the Recorder of Deeds, at Wilmington, in and for New Castle County, Delaware, in Deed Record B, Volume 44, Page 592; the second being deed from Doris E. Duling, et vir, et al, dated the \_\_\_\_\_ day of \_\_\_\_\_, A. D. \_\_\_\_\_, and recorded in the Office of the Recorder of Deeds, at Wilmington, in and for New Castle County, Delaware, in Deed Record \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_.

AND the said parties of the second part, by the acceptance of this present indenture, accept for themselves, their heirs, executors, administrators and assigns, the benefits and burdens of the restrictions and limitations hereinafter set forth, as applicable to the said tract of land called Section "A", Carrcroft, and binding upon the present and future owners thereof, and of every part and parcel thereof, and covenant to observe and obey the said restrictions and limitations; the said covenants being construed by the parties hereto as running with the land hereby conveyed; the said restrictions and limitations being as follows, namely:

No dwelling house costing less than Ten Thousand Dollars shall be erected on the lot of land hereby conveyed.

All buildings erected on the lots hereby conveyed shall be set back at least 20 feet from the building line of any street or avenue on which said lots of land abutt.

Every private garage or other out-building shall be erected on or near the rear property line, and not within fifty feet of any boulevard or avenue, as shown upon said plot, excepting this

restriction shall not be construed so as to prohibit the erection of any private garage which constituted an integral part of the main dwelling, as erected upon said lot of land.

No fence shall be built, placed or maintained on any lot excepting iron or hedge fences not more than four feet in height.

No lot shall be used for any purpose which creates a nuisance, or which is offensive, dangerous or noxious to the neighborhood.

No advertising billboard, manufacturing plant or structure to be used for any business, trade or factory shall be erected upon the lots of land hereby conveyed.

All rights respecting the streets, avenues and boulevards, shown on said plat, excepting the right to use the said streets, avenues and boulevards for ingress to and egress from the premises hereby conveyed are expressly reserved to the party of the first part, its successors and assigns.

Not more than one private dwelling house designed for occupancy by one family shall be erected on each one of the above described tracts of land and no house, building or structure shall be erected upon the said lots of land hereby conveyed until the plans and specifications for the same shall have been submitted to and approved by the said Carraraft Development Company, and the said land and all buildings erected thereon shall be used strictly for private residential purposes and no poultry or livestock of any kind shall be permitted or kept on said lots of land. Said party of the first part, however, expressly reserves unto itself, its successors and assigns, the right to change and modify the restriction concerning the erection of not more than one dwelling house on each lot of land hereinbefore described.