

RESTRICTIONS  
FOR  
CARRCROFT Section "C"

Deed 12/29/50

RESTRICTIONS APPEARING IN DEED FROM CARRCROFT DEVELOPMENT  
COMPANY, a corporation of the State of Delaware, to CARRLAND  
COMPANY, a corporation of the State of Delaware, dated,  
September 12, 1952 and recorded in Deed Record L, Vol. 52, Page 386

AND the said party of the second part by the acceptance of this present indenture accepts for itself, its successors and assigns the benefits and burdens of the restrictions and limitations hereinafter set forth as applicable to the tract of land hereby conveyed and binding upon the present and future owners thereof and covenant to observe said restrictions and limitations, the said covenants being construed by the parties hereto as running with the land hereby conveyed (excepting as released or modified under the terms hereinafter set forth), the said restrictions and limitations being as follows, namely:

1. As to the lots laid out on the Northerly side of Churchill Drive and designated on the aforementioned Plan of Carrcroft, Section C, as Lots 1, 2 and 3 and as to the Lot laid out on the Southerly side of Churchill Drive with the Easterly side of Hillside Boulevard, it is agreed that no dwelling house costing less than \$15,000.00 shall be erected on any one of the said lots; that not more than one dwelling house shall be erected upon any one of the said lots and that all of said lots shall at all times have a minimum frontage of 200 feet by a depth of 200 feet in accordance with an agreement heretofore entered into between Carrcroft Development Company and John Shaw, which agreement remains of record in the Office for the Recording of Deeds, in Deed Record Volume Page .
2. All buildings erected on any lots laid out on the above described tract of land shall be set back from the street or streets upon which they abut in accordance with the building set-back line as shown upon said plan of lots and not more than one dwelling house shall be erected on any one lot laid out on the above described tract and such dwelling house as erected shall be used strictly for private residential purposes for the use of a single family
3. Every private garage or other outbuilding shall be erected on or near the rear property line and not within 50 feet to any street or boulevard abutting said lot of land, but this restriction shall not be construed to prohibit the erection of a private garage which shall be attached to and form an integral part of the dwelling as erected on said lot.
4. No lot shall be used for any purpose which creates a nuisance or which is offensive, dangerous or noxious to the neighborhood.
5. No house, building or other structure shall be erected upon the lot of land hereby conveyed until the plans and specifications for the said house, building or structure shall have first been submitted to and approved by the Carrcroft Development Company.
6. No fence shall be built, placed or maintained on the lot of land hereby conveyed, except upon the approval of the said Carrcroft Development Company as to height, location and materials of the same.
7. No advertising, billboard, manufacturing plant or structure, nor the land itself, shall be used for any business, trade or factory.
8. An easement 5 feet in width is hereby reserved over the rear and side lot lines of each lot laid out on the above described tract of land for public utility purposes, including the right of installation and maintenance of said public utilities, said reservation to be jointly for the benefit of the parties of the first and second parts hereto, their successors and assigns. Where