

DEED made 9/2/52

CARRCROFT (we call this New Carrcroft)

DEED REC L-52, Pages 386, 387, 388, 389, 390, 391

Area is described as NW side of Marsh Road with SW side of Churchill Drive (by specified degrees, minutes and points) to NW side of Hillside Blvd to center line of Shellpot Creek and then describes EXCEPTIONS #1 and #2 on Churchill Drive.

DEED RESTRICTIONS FOR general area are: (stated briefly here)

- 1) No dwelling COSTING LESS THAN \$15,000
Not more than ONE DWELLING ON ANY ONE LOT
All lots shall have MIN. FRONTAGE OF 200 FT BY DEPTH OF 200 ft.
- 2) SET BACK in accordance with bldg set-back on PLAN OF LOTS
One dwelling house only on one lot
Dwelling house used strictly for private residential purpose with use and occupancy of a single family
- 3) PRIVATE GARAGE or other outbuilding shall be erected near rear of property line and not within 50 ft. of any street or blvd abutting the lot.
Private garage attached to and forming integral part of dwelling is allowed.
- 4) No lot allowed to be used FOR NUISANCE, or is OFFENSIVE, DANGEROUS or NOXIOUS to neighborhood.
- 5) NO HOUSE, BUILDING OR OTHER STRUCTURE ERECTED until plans and specifications SUBMITTED AND APPROVED by CARRCROFT DEV. CO.
- 6) NO FENCE except upon appl of Carrcroft Dev. Co. as to height, location and materials of same.
- 7) NO ADVERTISING, BILLBOARD, MFRG STRUCTURE nor the land itself shall be used for any BUSINESS, TRADE OR FACTORY
- 8) FIVE FOOT EASEMENT in width reserved over rear and side for PUBLIC UTILITY PURPOSES
- 9) NO POULTRY or livestock of any kind
- 10) PRIVATE RESIDENCES ONLY and NO BUILDING OF ANY KIND WHATSOEVER ERECTED EXCEPT ONE PRIVATE DWELLING, for one single family, and a private garage and no trade, business or profession.
- 11) Excepting Lots 1,2,3 and the unnumbered lot on S side of Churchill and E side of Hillside all other lots in tract shall have MINIMUM FRONTAGE on facing street of 100 feet (except Lots 16,25A,34, 41, 49, 55, 78, 79, 80, 81, 82, 92 (min.frontage for these is marked on Plot plan).
- 12) CARRCROFT DEV. COMPANY may assign its rights concerning appl of plans and specifications to THREE individuals (one chosen by Carrcroft Dev. Co, another chosen by party of 2nd part (Carriand Company), and the 3rd chosen by the first two selected.
