

erected on the said lot until and after the plans for the buildings and arrangements of grounds shall have been approved by the company.

Fourth - That no house or other structure shall be built on said lot nearer the front property line or street upon which it will face than the building line shown on said plat nor nearer the side line of said lot than five feet nor nearer the rear line than five feet, except where rear building line is shown on said plat, and in that case no nearer than said line. This shall not be construed to include pergolas, arbors and open garden structures erected for ornamental purposes, but shall apply to service premises, and by service premises is meant any area used for food yard, laundry yard or kitchen garden and any areas enclosed for the keeping of poultry or stock.

Fifth - That no re-division of any part of the above described property, by sale or otherwise, shall be made to reduce more than ten (10) per cent. in distance or area from the lot as originally subdivided.

Sixth - That no signs, bill boards, or advertising boards or structures shall be placed on the lands included in the above described lot, except upon written permission of the grantor, its successors and assigns.

Seventh - That the grantor herein reserves the right to locate, construct, erect, and maintain in the areas indicated on the plat as "easements" sewer and water pipe lines, conduits, poles and wires for public utilities, and in the absence of stated "easements" on the plat, shall have and is hereby given a right of way through the property hereby conveyed for sewer and water pipe lines, ^{poles and} conduits in connection with supplying utilities, light, power and telephone service, and also reserves the right of access at all times to such sewer and water pipe lines, conduits, poles and wires for the purpose of repairs and maintenance.

Eighth - That no surface cesspit or other unsanitary device for the purpose of disposal of sewerage shall be installed or

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maintained on the property hereby conveyed the grantor herein agreeing that upon the written request of the owner of the said property, made at any time within ten years after the date of the execution of deed, it will install on the property hereby conveyed, or on convenient adjacent property, a septic tank or other sanitary device for the disposal of sewerage and said owner shall have the right to connect to and use the same, provided, however, in such event, the grantor is to have the right without reimbursement to the owner of the said property, to connect to said septic tank or other sanitary device, one or more owners of other lots, or grant them the right to so connect, according to the capacity of said septic tank or other sanitary device.

Ninth - That the grantor, its successors or assigns shall have the right to change, alter or close up any street, avenue, road, drive or trail shown upon said map not adjacent to the lot described above, and not necessary to the full enjoyment by grantee of the above described property, and shall retain the right and title to such control of all streets, avenues, roads, drives or trails, subject only to the right of grantee for the purpose of ingress and egress necessary to the full enjoyment of the above described property.

Tenth - All of the building restrictions set forth shall be binding upon the owners of any part of this land and their respective heirs, successors and assigns, for a period of twenty-five (25) years from May 1st, 1926, and shall be continued automatically thereafter for periods of twenty (20) yearly unexpired years to the expiration of the first twenty-five (25) year period or any subsequent twenty (20) year period, the owners of a majority of the net acreage of the land hereby restricted, exclusive of the streets and parks, shall execute and acknowledge an agreement or agreements in writing, relieving the land from any or all of the above restrictions as to all of the land hereby restricted, and file the same for record in the office of the Register of Deeds County of Greenwald County

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