

any person wholly or partly of African descent, or used in any manner which may render neighboring property less desirable for residential purposes.

(2) No residence (other than outbuilding appurtenant to dwelling) costing less than Ten Thousand (\$10,000.00) Dollars shall be erected thereon prior to January 1, 1986.

(3) The grantor reserves to itself and its successors the right to the placing, maintaining, repairing and replacing of gas, water and sewer pipes, telephone, telegraph, light and power lines and any other instrument of public utility over or under any street, alley or park at any time without compensation to any lot owner; except that the premises shall be left in as good condition as before.

(4) No surface closet or cess pool shall ever be used on said lot; but only septic tanks or other sanitary sewers and all occupants of said lot shall be governed by such reliable sanitary rules and regulations as may be adopted from time to time by a majority of the owners of lots in said Forest Hills.

(5) The said lot shall not be recut and only one dwelling shall be erected thereon.

(6) No house may be erected on any lot in Forest Hills less than forty-five feet from the street line.

(7) The purchase price of said lot has been reduced materially because of the foregoing conditions which are not conditions subsequent but are to be deemed covenants running with the land and binding all owners and occupants thereof. They may be enforced by proper proceeding by any owner and occupant of any lot in Forest Hills, as well as by these grantors, since they are for the benefit of all persons in the neighborhood. By accepting this deed, each grantee binds himself and his heirs and assigns to comply with all of said conditions, such conditions being a part of a general plan, which plan has been adopted by the grantors and is applicable to all grantees purchasing lots in Forest Hill Development.

(8) Paragraph 5 above is not intended to prevent cutting off and conveying a small portion or portions of the within described lot provided the frontage of said lot is not reduced to less than 90 feet and provided further that each dwelling erected shall be upon a lot of at least 90 feet frontage.

The Grantee herein agrees to assume and pay the taxes for 1949.

Recorded September 24th. 1949 at 11:34 A. M. #22663

4.00
11.75
17.95

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