

The restrictions herein imposed are as follows:

1. Each lot shall contain no less than 10,500 sq. feet, and no building shall be erected on any parcel of land having a smaller area.
2. No structures other than single family dwelling houses not to exceed two stories in height shall be erected on any lot, except that a garage for not more than two automobiles may be erected as an independent structure. No duplexes, garage apartments or apartments shall be erected on said land, nor shall any existing house be altered for the purpose of making apartments.
3. No business or trade of any kind shall be conducted on the premises incidentally or otherwise nor shall the premises be used for any kind of storage of goods or merchandise held for sale or other business use.
4. No cattle, chickens or any other livestock, except domestic pets shall be kept on the premises.
5. No dwelling shall be erected on Welcome Avenue having an area of less than 900 sq. feet exclusive of terraces or porches or any other lot having an area of less than 1,000 sq. feet exclusive of terraces or porches.
6. A building line of 30 feet in the front and of ten per cent of the lot width on each side shall be observed. In the case that two or more lots are combined or that the size of any lot is increased by addition the building line along each side shall be observed with reference to the newly created lot and the building line with reference to each side of the lot or lots going into said larger lot shall not be effective.
7. No dwellings or garages shall be erected having on the outside exposed concrete block.

Handwritten notes:
Welcome
to
the
community