

MAY 7 5 09 PM 1956

RESTRICTIONS APPLICABLE TO PROPERTY OF J. F. AND MARGARET J. WITT COVERING PROPERTY LOCATED IN CHICKS SPRINGS TOWNSHIP AND SHOWN ON DEED RECORDED IN DEED BOOK 543 at page 188.

The following building restrictions are imposed by the undersigned on all property covered by the above referred to deed:

These restrictions are to run with the land and be binding on all persons claiming under them until January 1, 1976, at which time they shall be automatically extended for successive periods of 10 years, unless by a vote of a majority of the then owners of the above property, it is agreed to change same in whole or in part.

If the parties hereto, or their heirs or assigns, shall violate or attempt to violate any of the restrictions, then any person owning any portion of the above property may proceed at law or in equity against the person attempting the violation. Should any one of the restrictions be declared invalid by a court of competent jurisdiction, such shall not affect the remaining restrictions.

1. Said property shall be used solely for residential purposes. The single family dwellings not to exceed 2½ stores in height.
2. No dwelling shall be located nearer to the front lot line than 25 feet from the front property line, nor nearer than 10 feet to any side line.
3. No dwelling shall be erected on the above property on which the lot contains an area of less than 12,500 square feet.
4. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.
5. No trailer, basement, tent, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
6. No dwelling shall be erected on any lot on said property containing less than 350 square feet, exclusive of porches, breezeways and garages.
7. Easements for installation and maintenance of utilities and drainage facilities are reserved over the rear five feet of each lot.
8. All sewage disposal shall be by septic tanks, meeting the approval of the State Board of Health, or by municipal sewerage system.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed, this the 14th day of April, 1956.

In the presence of;

Mable L. Lewis

J. F. Witt  
(Mrs.) Margaret J. Witt