

This conveyance is made subject to the following restrictions, which shall be binding upon the Grantee, his heirs, successors and assigns, and which shall run with the land:

1. Said lot shall be used exclusively for residential purposes.
2. The main dwelling shall front on Garden Terrace.
3. No building shall be erected on this lot nearer than 60 feet to the front lot line on Garden Terrace, nor nearer than 10 feet on the side lot line, nor nearer than 5 feet to the rear lot line.
4. This lot shall not be cut, subdivided or altered so as to erect more than one residence thereon, excepting, however, quarters for domestic servants employed on the premises. No duplex or multiple family dwelling shall be erected on said lot.
5. No dwelling shall be erected on said lot having less than 2,000 square feet of habitable living area.
6. No building of a temporary structure shall be erected on this lot for use as a residence.
7. No trailer shall be placed upon the lot.
8. No noxious or offensive trade shall be carried on upon this lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
9. An easement is reserved on the rear five feet of this lot for utility installation and maintenance.

RECORDED NOV 30 '73

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