RESTRICTIONS FOR
GEHLHAUSEN' SUBDIVISION

Of part of the southwest quarter of section 30 and part of the Northwest quarter of section 31 Township 6 south, Range 9 West.

1. All lots in this tract except lots 1-11-12-22, shall be known and and described as residential lots and no structure shall be erected on any residential building plot other than one detached single-family, or two-family dwelling not to exceed two stories in height and a one or two car garage for each family.

2. No building shall be erected on any residential building plot nearer than 35 feet from the front line, and on corner lots no structure shall be permitted nearer than 20 feet to the side street line.

3. No residential lots shall be sudvidided.

4. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

5. No lot or lots in this subdivision shall be sold, rented or leased to any negro, negroes, or asiatics. This covenant shall not prevent occupancy by domestic servants of a difference race or nationality employed by an owner OR tenant.

6. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a tempory character be permitted.

7. No structur e shall be moved onto any lot unless it the approvaL of the committee hereinafter referred to, or if there is no committee, it shall conform to and be in harmony with existing structures in the tract.

8. No building shall be erected on any lot which does not conform to, nor is in harmony with existing structures in the tract. In any case no dwelling costing less than $3,000.00 shall be permitted on any lot in the tract, and the ground floor square foot area thereof shall be not less than 700 square feet in the case of a one-and-one-half or two story structure.

9. A perpetual easement is reserved over the rear five feet of each lot for utility installation and maintenance.

10. These covenants and restrictions are to run with the land and shall be binding on all the parties and all the persons claiming under them until January 1,1967, at which time said covenants and restrictions shall terminate.

11. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein before January 1,1967, it shall be lawful for any other person or persons owning any other lots in said development of subdivision to prosecute any procedings at law or in equity against the persons violating or attempting to violate any such covenant or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violations.

12. Invalidation of any one covenants by judgment or court order shall in no wise effect any OF the other provisions which shall remain in full force and effect.

13. No hogs or cattle to be kept or any lots in this plot.

RECORDED.....FEBRUARY .....7,1942.

Joseph A Betz RVC