RESTRICTIONS TO BE MET BY BUYERS OF LOTS IN THE NEW ROGER PARK SUBDIVISION

ALL LOTS IN THE TRACT (EXCEPT LOTS 12, 13 AND 36 ON COVERT AVE.)SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS, AND NO STRUCTURE SHALL BE ERECTED ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED, SINGLE-FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A ONE OR TWO CAR, ONE STORY GARAGE. NO BUILDING SHALL BE ERECTED ON ANY LOT NEARER THAN FIFTEEN (15) FEET FROM SIDE LOT LINE. (THE SIDE LINE RESTRICTION SHALL NOT APPLY TO A GARAGE LOCATED ON THE REAR ONE-QUARTER OF A LOT, EXCEPTING CORNER LOTS, WHERE NO STRUCTURE SHALL BE PERMITTED BEYOND THE BUILDING LINE SHOWN ON PLAT.

NO NOXIOUS NOR COMMERCIAL 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.

NO RACE OTHER THAN CAUCASIAN SHALL USE OR OCCUPY ANY BUILDING ON ANY LOT, EXCEPT THAT THIS COVENANT SHALL NOT PREVENT OCCUPANCY BY DOMESTIC SERVANTS OF A DIFFERENT RACE EMPLOYED BY AN OWNER.

NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUT-BUILDING IN THE TRACT SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY, NOR SHALL ANY RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.

NO RESIDENTIAL LOT SHALL BE RESUBDIVIDED INTO BUILDING PLOTS THERBY PROHIBITING THE ERECTING OF MORE THAN ONE DWELLING HOUSE ON EACH LOT AS WELL AS RESUBDIVIDING FOR RESALE OF ANY SEPERATE PORTION OF THE ORIGINAL LOT. NO BUILDING SHALL BE ERECTED ON ANY LOT COSTING LESS THAN $7000.00.

THE BREEDING AND RAISING OF ALL LIVESTOCK ON ANY LOT IN THIS RESIDENTIAL ADDITION IS AND SHALL BE STRICTLY FORBIDDEN. DOMESTIC ANIMALS SUCH AS DOGS, CATS, CHICKENS, AND THE LIKE DO NOT FALL UNDER THESE PROHIBITIONS; HOWEVER, THE RAISING OF SAID DOMESTIC ANIMALS SHALL NOT BE INDULGED IN AS A TRADE; SUCH FORMS OF BUISINESS FALL UNDER THE PROHIBITIONS LAID DOWN IN PARAGRAPH TWO OF THESE RESTRICTIONS.

A PERPETUAL EASEMENT IS RESERVED OVER THE REAR 4 FEET OF EACH LOT FOR UTILITY INSTALLATION AND MAINTENANCE.

SIGNED: _____

RECORDED.....APRIL.....25,1946.

Christ u Elmendorf R v c