plat, PROVIDED, HOWEVER, that in addition to one residence, there may be erected a garage and
servants' quarters, (the plans for which are to be first approved as hereinabove provided) in
keeping with the premises, and residence built thereon, of sightly appearance and appropriate
location, within the building line and not nearer than five feet to an side or back line of any adjoining lot not owned by the owner of the land hereinabove described.
SIXTH: That the parties hereto, their successors, heirs and assigns, will not, during the term
of twenty-one years from date hereof, subdivide, sell or convey any part or parcel of said lots,
less than the whole of each thereof, as shown on said plat (the grantor hereby expressly reserving
the right, however, to sell and convey any part or parcel of any lot within said block, in
connection and merged with any adjoining lot so as to create one or more lots of larger area
than as shown on said plat, and the further right to determine the size and shape of lots sold
for other than residential purposes.)
SEVENTH: That the grantor herein reserves the right to lay, erect and maintain, or authorize
the laying, erecting and maintaining of sewer, gas, and water pipes, electric conduits or pipes,
telegraph, telephone and electric light poles, and any other such public utilities, on or in
any of the roadways, streets, or alleys bordering said property, with connecting links for the
same along the back and side lines of the lot above described, and to grade surface, and repair
the said roadways, streets and alleys, without compensation to any lot owner for any damage
sustained thereby.
EIGHTH: That no surface closet or other unsanitary device for the disposal of sewerage shall
ever be installed or maintained on the lot herewith conveyed.
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