

by such reliable sanitary rules and regulations as may be adopted from time to time by a majority of the owners of lots in said Forest Hills No. 2, of which this is a part.

- 5- The said lot shall not be recut and only one dwelling shall be erected thereon.
- 6- No house may be erected on any lot in Forest Hills No. 2 less than forty-five feet from the street line.

The purchase price of said lot has been reduced materially because of the foregoing conditions which are not conditions subsequent but are to be deemed covenants running with the land and binding all owners and occupants thereof. They may be enforced by proper proceeding by any owner and occupant of any lot in Forest Hills No. 2, as well as by this grantor, since they are for the benefit of all persons in the neighborhood. By accepting this deed, each grantee binds himself and his heirs and assigns to comply with all of said conditions, such conditions being a part of a general plan, which plan has been adopted by the grantor and is applicable to all grantees purchasing lots in Forest Hills No. 2 Development.

- 7- Paragraph 5 above is not intended to prevent cutting off and conveying a small portion or portions of the within described lot provided the frontage of said lot is not reduced to less than 75 feet and provided further that each dwelling erected shall be upon a lot of at least 75 feet frontage.

The above described land is

the same conveyed to me by  
on the                    day of

19                    , deed recorded in office Register of Mesne Conveyance for  
County, in Book                    Page

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said.....

..... Elizabeth G. Randolph, her.....

..... Heirs and Assigns forever.