

This property is conveyed subject to the following restrictions:

1. Side line setbacks to be 12 feet or greater.
2. Front line setback to be 30 feet or greater.
3. Minimum square footage above street level to be 1800 square feet.
4. Site plan with topographic survey and tree locations to be submitted to the Architectural Committee before any work is done on the site.
5. Floor plans and all 4 elevations of any proposed residence are to be submitted to the Architectural Committee for approval.
6. The Architectural Committee will consist of Richard W. Molten, Jr., A.I.A. All submissions made to the Committee will be evaluated on their conformance with the above restrictions as well as the general quality of the design as it relates to the individual site and the neighborhood. Any submission which, in the Committee's opinion, would not be in the best interest of the neighborhood will not be accepted.

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 Frances Towles Apperson, her Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Frances Towles Apperson,

her Heirs and Assigns, against me and my Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand and seal, this 13th day of September in the year of our Lord one thousand, nine hundred and seventy-seven in the two hundred and second year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

*Vera J. Quinn*  
*Frank L. J.*

*Richard W. Molten, Jr.* (L.S.)  
RICHARD W. MOLTEN, JR.

..... (L.S.)

..... (L.S.)

..... (L.S.)

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