

TITLE TO REAL ESTATE

PROTECTIVE COVENANTS APPLICABLE TO AUGUSTA ROAD RANCHES AS SHOWN ON PLAT BY DALTON & NEVES.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1967, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by a vote of a majority of then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or sub-division to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either prevent him or them from doing so or to recover damage or other dues for such violation.

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

A. All lots in this tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single family dwelling. Dwellings are not to exceed two and one half stories in height and a private garage for not more than three cars and such other out-buildings incidental to residential use of the plot.

B. No building shall be located nearer to the front line of lot or nearer to the side street line than the building set-back lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 25 feet to the front line nor nearer than five feet to any side line; except that on all building plots shown on lots #32, 58, no building shall be located nearer than ten feet to the front street line nor nearer than five feet to any side line. No building, except a garage or other outbuilding located 60 feet or more from front lot line shall be located nearer than five feet to any side line.

C. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7500 square feet or a width of less than 50 feet at the front building set-back line, except that a residence may be erected or placed on lots 32, 58, 33 and 59 as shown on recorded plat.

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

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

F. No dwelling costing less than \$3,000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches, and garages, shall be not less than 650 square feet in the case of a one-story structure, nor less than 600 square feet in the case of a one and one-half, two, or two and one-half story structure.

G. An easement is reserved over the rear five feet of each lot for utility installation and maintenance.

H. No part of the tract shall be sold, traded, conveyed or leased to persons of African descent.

I. All sewer disposal shall be septic tanks, meeting the approval of the State Board of Health, until such time as municipal sewage disposal is made available.

Witnesses:

Albert W. Beck
Charles B. Knight.

Approved Sarah R. Beck
Owner

Date: April 18th, 1941.

State of New York,
County of Orange.

Personally appeared before me Albert W. Beck and made oath that he saw the within named Sarah R. Beck sign, seal and, as her act and deed, deliver the within written instrument, and that he with Charles B. Knight witnessed the execution thereof.

Sworn to before me this 14th day of April, 1941.

Albert W. Beck

Spencer O. Todd

Notary Public, New York, My commission expires March 30, 1942.

Recorded April 22, 1941 at 4:28 P.M. #6151 BY:E.G.