

CAROLINE COURT SECTIONS 1 AND 2

"That the said lands shall not be sold, rented or otherwise disposed of to any Negro or person of African descent. No residence to cost less than Seven Thousand and Five Hundred (\$7,500.00) Dollars shall be erected on said lots; and no residence shall be erected on lots nearer the front line than building line as shown on plat; and no residence shall be built on any lot unless said lot has 50 feet, or more, frontage; no outside toilets permitted and sewage to be disposed of by approved septic tanks. No business buildings shall be erected on any lot other than lots fronting on U. S. Highway #29."

FORE ESTATES

"That the said lands shall not be sold, rented or otherwise disposed of to any Negro or person of African descent; no residence to cost less than Seven Thousand Five Hundred (\$7,500.00) Dollars shall be erected on any lot; no residence shall be erected on lots fronting on Polk Blvd. nearer than 30 feet to the front line, on Caroline Street & Lockman Drive nearer than 40 feet to the front line; no residence shall be built on any lot unless said lot has fifty feet, or more, frontage; no outside toilets permitted, and sewage to be disposed of by approved septic tanks."

MARION GROVE

"That the said lands shall not be sold, rented or otherwise disposed of to any Negro or person of African descent; no residence to cost less than \$7,500.00 shall be erected on any lot; no residence shall be built on lot #1 nearer than 50 feet to the front line, on all other lots nearer than 35 feet to the front line; no residence shall be built on any lot unless said lot has 50 feet, or more, frontage; no outside toilets permitted, and sewage to be disposed of by approved septic tanks."

WYNETTE ESTATES

"That the said lands shall not be sold, rented or otherwise disposed of to any Negro or person of African Descent. No residence to cost less than Seven Thousand & Five Hundred (\$7,500.00) Dollars shall be erected on said lots; and no residence shall be erected on lots nearer the front line than building line as shown on plat; and no residence shall be built on any lot unless said lot has 50 feet, or more, frontage; no outside toilets permitted and sewage to be disposed of by approved septic tanks."

The foregoing restrictions, covenants and conditions are imposed for the benefit of the grantor and all property owners in each of the foregoing subdivision. If any property owner shall violate or attempt to violate any of the restrictions, covenants and conditions herein, it shall be lawful for any person or persons owning any real property in said subdivision where the violation occurs or is attempted to prosecute any proceedings at law or in equity against the property owner violating or attempting to violate such restriction, covenant and condition and either to prevent said violation or to recover damages therefor.

IN WITNESS WHEREOF, the said M. W. Fore has affixed his hand and seal this 4th day of March 1954.

Witnesses:

John H. Wood
Mollie F. Wood

M. W. Fore (SEAL)