

The restrictions herein imposed are as follows:

1. Each lot shall contain no less than 10,500 sq. feet, and no building shall be erected on any parcel of land having a smaller area.
2. The restrictions contained in this numbered paragraph are applicable to all lots in Section II (including those which lie partially in Section I), except Lots Nos. 173 through 177 and 155 through 158. No structures other than single family dwelling houses not to exceed two stories in height shall be erected on any lot, except that a garage for not more than two automobiles may be erected as an independent structure. No duplexes, garage apartments or apartments shall be erected on said land, nor shall any existing house be altered for the purpose of making apartments.
3. On Lots Nos. 173 through 177 and Lots Nos. 155 through 158, and on those lots only, duplexes may be erected, provided that such duplexes shall contain an area of not less than 1,200 square feet, exclusive of terraces or porches, and shall have a front width of not less than 45 feet. No duplexes shall be erected without first securing the approval in writing of a board consisting of Talner Cordell, George F. Tomes, and Barbara Shockley. The plan shall be submitted personally to one member of the board and, if not rejected by said board within thirty days (30) after submission, it shall be deemed approved. A majority of the board may act in approving or rejecting said plans. The restrictions in this paragraph shall be effective only until January 1, 1958, at which time they shall cease and the restrictions in paragraph 2 above shall apply. As to the lots named in this paragraph, said paragraph 2 shall apply except as inconsistent herewith.