

and easements above mentioned insofar as they may affect said lot.

Said property is also conveyed subject to the following restrictions:

- (1) Said property shall be used for residential purposes only, and no structures shall be erected or allowed to remain on said property except one detached single family dwelling not exceeding two stories and an attic in height and a one or two car garage, which may include quarters for servants.
- (2) Said property shall not be divided or subdivided or used in connection with any property nor shall any street be laid out or opened across or through said property, except with the written consent of J. P. Stevens & Co., Inc. or its successors.
- (3) No dwelling shall be erected or allowed to remain on said property if the ground floor area exclusive of open porches and garages shall be less than 1200 square feet.
- (4) No building shall be erected or allowed to remain on said property unless the plans and specifications therefor have been approved in writing by J. P. Stevens & Co., Inc., or its successors.
- (5) No building shall be erected or allowed to remain on said property within 50 feet of the property lines of the street abutting the front of said property or within 10 feet of any side line of said property.
- (6) No surface closet shall be constructed or used upon said property and, until sanitary sewer facilities are available to said property, all sewerage disposal shall be by septic tank meeting the requirements of the State Board of Health. When sanitary sewer facilities are available to said property, all sewerage from said property shall be emptied into the sanitary sewer lines.
- (7) No residence of a temporary character shall be erected or allowed to remain on said property, and no trailer, basement, tent, shack, garage, barn or other outbuildings erected on said property shall be used as a residence either permanently or temporarily.
- (8) No fence exceeding four feet in height may be erected or allowed to remain on said property nearer to any street upon which the same fronts than the building lines herein provided for; and no bill boards or signs shall be erected or allowed to remain on said property except "For Sale" and "For Rent" signs, and these shall not exceed three feet in length and two feet in width.
- (9) Said property shall not be used for any business, manufacturing or commercial purpose, and no animals or fowls shall be kept or allowed to remain on said property for any commercial purpose, and no animals other than household pets shall be kept or allowed to remain on said property for any purpose, and nothing shall be done on said property which is a nuisance or an annoyance to the community.

These restrictions are imposed for the benefit of the grantor herein, its successors and assigns, and for the benefit of all others owning real property in what is commonly known as the "Slater Manufacturing Company Village" and may be enforced by proceedings at law or in equity brought by any of the parties to restrain the violation thereof or to recover damages or other dues for such violations.

In accepting this conveyance, the grantees herein agree for themselves and their heirs and assigns to complete upon the above described lot, within one year from the date hereof, a residence which shall comply with the restrictions herein set forth and the grantor reserves to it-

~~xxxxxx with all and singular the Rights Members Hereditaries and Appurtenances to the said premises belonging to or anywise incident or appertaining to~~

~~xxxxxx and to hold the same for the premises hereinafter mentioned and to be governed by the same and to defend and maintain the same against all persons claiming the same~~

xxxxxx and Assigns for  
self, its successors and assigns, the option to repurchase said property upon the failure of the grantees, their heirs and assigns, to complete said residence within said time for the same consideration paid to it by the grantees herein plus the reasonable market value of improvements placed upon said property by the grantees, their heirs and assigns, provided, however, that the option herein reserved must be exercised by the grantor, its successors and assigns, within thirty days after the end of one year from the date hereof by the giving of written notice to the then record owner of said premises of an intention to repurchase said property.