

easements above mentioned insofar as they may affect said lots.

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 any one lot 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 further divided or subdivided or used in connection with any other property nor shall any additional 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 any one lot if the ground floor area exclusive of open porches and garages shall be less than 1,000 square feet.
- (4) No building shall be erected or allowed to remain on any one lot 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 any one lot within 25 feet of the street upon which said building shall face or within 10 feet of any side line of said property. This restriction shall not apply to dwellings already located on said property which may not conform to said set back and side line provisions; however, said provisions shall be applicable to any additions to or replacements of said existing dwellings and to any and all other buildings hereafter erected on 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 characted 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.

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 grantee(s) hereinabove named, and their Heirs and Assigns forever.