

RESTRICTIONS APPLICABLE TO LOTS SHOWN ON THE ATTACHED PLAT OF CLEVELAND FOREST, MADE BY DALTON & NEVES, ENGINEERS, MAY, 1940

*Amended
See p 90*

1. All lots in the tract shall be known and designated as "Residential Lots", except Lot No. 205 on Woodland Way. No structures shall be erected, altered or permitted to remain on any residential building lot other than one family dwelling, duplexes and apartments.

*Amended
See p 90*

2. Dwellings shall not be located on any plot nearer than five feet to any side or back line, except that this shall not be construed so as to prevent one or more lots being used for the construction of a dwelling thereon.

3. Structures other than dwellings shall not be located nearer than five feet to any side or back line, on residential plots.

*Amended
See p 90*

4. No building to be erected nearer the street line than agreed upon in writing by present owner of property, and said owner reserves the right to make and enforce such special restrictions as he may deem necessary pertaining to the locations of buildings of any kind to be erected on corner lots, which restrictions will be fully set forth in each separate deed to said lots.

*Amended
See p 90*

5. 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 nuisance to the neighborhood.

6. No person or persons of African descent or Asiatic descent shall use or occupy any building or any lot, except that this restriction shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

Deleted?

7. No trailer, basement, tent, shack, garage, barn or other outbuildings erected on this subdivision 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.

8. No dwelling shall be erected on any lot facing Woodland Way, having a value of less than \$10,000.00. All other residential lots in the subdivision are hereby restricted to dwellings of a minimum cost of not less than \$3,500.00. This, however, shall not in any manner affect the right of the present owner of said property to fix the cost of a dwelling to be erected on any lot in said subdivision at any price in excess of \$3,500.00.

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

*Amended
See p 90*

10. The lots shown on this plat shall not be recut or resubdivided so as to face in any direction other than as shown on the attached plat.

*Amended
See p 90*

11. These restrictions shall be applicable to the lots shown on the attached plat and shall not in any manner affect adjoining property owned by W. C. Cleveland, and are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 1965, at which time said restrictions shall automatically be extended for successive periods of ten years, unless, by vote of the majority of the then owners of the lots, it is agreed to change the said restrictions in whole or in part.

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

13. Invalidity of any one of these restrictions by judgment or court order shall in nowise affect any of the other provisions which shall remain in full force and effect.

Recorded August 6, 1940 at 9:00 A. M. #11172 BY: E.C.

For Amendment to the above Restrictions, See Page 90 in this