

INDUSTRIAL HIGH SUBDIVISIONDEDICATION

The North Side Bank hereby creates and dedicates the parcel of land hereinafter described to be designated "INDUSTRIAL HIGH SUBDIVISION", subject to the following specific conditions, to-wit:

DESCRIPTION (here insert description)

RESTRICTIONS

Each of the lots, streets, easements and building lines in this subdivision shall be as shown on the annexed drawing and subject to each of the following specific restrictions, to-wit:

1. All lots in this subdivision shall be known and described as residential lots, and no structure shall be erected on any lot other than one detached single-family dwelling, not to exceed two stories in height and a one or two-car garage.
2. No building shall be erected on any lot nearer than 25 feet to, nor further than 35 feet from, the front lot line, nor nearer than five feet to any side lot line. The side line restriction shall not apply to a garage located on the rear one-quarter of a lot, except that on corner lots no structure shall be permitted nearer than fifteen feet to the side street line.
3. No lot shall be re-subdivided into building lots leaving less than 6000 square feet of area, or a width of less than 45 feet, nor shall any building be erected on any such lot having an area of less than 6000 square feet or a frontage of less than 45 feet.
4. No noxious or offensive trade 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.
5. No lot or improvement in this subdivision shall ever be sold, leased or rented to, or contracted to be sold to, any person who is not of the Caucasian race, nor shall any building erected thereon be used or occupied by any person who is not a Caucasian, except only that any person of any race may occupy said premises as a domestic servant employed by a Caucasian owner or tenant.
6. No trailer, basement, tent, shack, garage, barn or other out-building erected in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.
7. No structure shall be moved onto any lot unless it meets with the approval of the Committee herein-after referred to, or if there is no Committee, such structure shall conform to and be in harmony with existing structures in such subdivision.
8. No building shall be erected on any lot until the design and location thereof have been approved in writing by a committee of three members appointed by the subdivider, or, if no such committee be then in existence, such approval shall be made by such a committee elected by a majority of the owners of lots in said subdivision. However, in the event that no such committee is in existence, or such committee fails to approve or disapprove such design or location within thirty days, then such approval will not be required, provided the design and location on the lot conform to and are in harmony with existing structures in the subdivision. In any case, either with or without the approval of the Committee, no dwelling costing less than \$2500.00 shall be permitted on any lot in the subdivision, and the ground floor square-foot area thereon shall not be less than 600 square feet in the case of a one-story structure, nor less than 576 square feet in the case of a one-and-one-half or a two-story structure.
9. A perpetual easement is reserved over the rear 4 feet of each lot for utility installation and maintenance.
10. These restrictions are to run with the land, and shall be binding on all the parties and all persons claiming under them until January 1, 1965, at which time said restrictions shall terminate unless renewed for a definite term by the committee provided for in Restriction No. 8.
11. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1965, or during any extended term thereof, it shall be lawful for any other person or persons owning a lot or lots in such subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to