

lots and blocks in such Subdivision; do declare such accompanying plat (as prepared by E. W. Keiss, Surveyor) to designate explicitly the lands so laid out and to particularly describe the roads (streets) lots, blocks and easements through and across lots for utilities, as belonging to such subdivision; do hereby designate for the Lots and Blocks in such Subdivision the numbers set forth in such plat; do acknowledge and confirm the dimensions of the lots and widths of roads (streets) and of easements and rights of way through lots and blocks for utilities, to be exactly as set forth in and upon such accompanying plat.

This dedication is made upon and subject to the following conditions and restrictions, as covenants running with the land for the time hereafter set out, to-wit:

(1) Lots in the subdivision except Lots One and Two (1 & 2) in Block Three (3), and the blocks thereof, shall be known and described as residential lots, and no such residential lot or lots shall be used for other than residential purposes. No apartment house, duplex, triplex, nor basement house shall be built on any lot or lots. No structure shall be erected, altered, placed or permitted to remain on any lot other than one detached dwelling not to exceed two and one half stories in height and a private garage for not more than three cars and other secondary buildings incidental to the residential use of such lot. No dwelling shall be erected for occupancy of more than one family; nor shall any dwelling be used for occupancy for more than one family.

(2) All frame buildings other than the main structure shall have the same quality of outside wall finish and roof as that used for the residence. No buildings shall be constructed with unsightly materials, boxes or salvage lumber.

(3) No dwelling house, or any part thereof, shall be constructed; within forty feet (40') of the front lot line of any lot fronting on Bismark Road; within thirty (30') feet of the front lot line on any lot fronting on Oklahoma Avenue, Phoenix Avenue or Sunset Avenue. All corner lots in such subdivision shall be considered to run north and south and to front on Bismark Road, Oklahoma Avenue, Phoenix Avenue or Sunset Avenue, as the case may be. No building shall be erected