

Lakhill Beach Estates

Together with a right-of-way in common with others for all of the usual purposes over all streets and ways as shown on said plat, reserving, however, to the granters herein, (their heirs and assigns), the right to install telephone and electric wires, together with poles therefor, and gas and water mains, or to license or permit the same to be installed, in, upon or over said streets or ways, and to conduct telephone or electric wires over any of said lots from any pole or poles located on any street or way shown on said plat.

The deed is made subject, however, to the following reservations and restrictions which shall be covenants running with the land:

1. No building shall be erected on said premises any portion of which shall be within ten feet of the front property line of said premises, or within five feet of the lot line of any adjoining lot owner, except where the front line adjoins property belonging to the United States of America and then there shall be no front line restriction.
2. No building shall be erected on said premises except a one-family dwelling house and private garage. Any such garage erected on said premises shall conform general in appearance and materials to the dwelling erected on said premises.
3. No outside toilet or privy shall be constructed on said premises.
4. No animals or poultry shall be kept or maintained on said premises except household pets.
5. No lot or lots in said subdivision shall be used for commercial, manufacturing or business purposes, except such lot or lots that are so designated on the aforesaid plat of record and the deed or deeds to said lot or lots.
6. All buildings constructed of wood or partly of wood or of concrete blocks shall be stained or painted with at least two coats of stain or paint.
7. No owner of land in said subdivision shall permit the use of, sell, grant, assign, convey, rent, lease, demise or in any way permit the occupancy of or the dwelling in or upon any lot or building thereon, of any person or persons other than of Caucasian descent. This provision is hereby declared to be not a provision of discrimination against any race or races, but shall constitute a restriction to a particular use or object and is hereby declared to be a part of the consideration purchased by each purchase of land in said subdivision, for which each such purchaser of land has paid or pays a valuable consideration.

In accepting this conveyance the grantees bind themselves, their heirs, successors, and assigns, and covenants to agree to and with the grantors that the above shall be and constitute real covenants which shall attach to and run with the above described land and shall be binding upon the grantees and anyone who may hereafter come into

TRAIL
TRAIL

11" = 400'



VISION
39

7

1/4"

1

LAKESHILL BEACH

ESTATES ROAD

SUMMERFIELD DRIVE

GIBSON DRIVE

LAKESHILL BEACH ESTATES ROAD

"A"

"D"

"D"

TRAILOR

3.99 ACs

1.7 ACs

28.01

9.01

7.01

19.01

17.01

7

1/4"