

Manor Park Subdivision Covenants

1. No building of any description shall be erected upon any of the land in any part of the Manor Park Subdivision until plans and specifications thereof have been submitted to and approved in writing by the Board of Directors of the Club.
2. No building of any description shall be erected so that any part thereof exceeding four feet in height from the ground shall project within thirty (30) feet of the street line or within fifteen (15) feet of the side lines of any lot in said Manor Park Subdivision.
3. No lot in said Manor Park Subdivision or any part of the same shall be improved by any structure adapted for any use other than residential for one family and no structure shall be applied to any other use.
4. No outbuilding in any part of said Manor Park Subdivision shall be used for any purpose of in any manner which may after notice and hearing before the Board of Directors of the Club be prohibited by the said Board.
5. No hedge, fence or structure of any description, other than buildings approved by the Board of Directors of the Club, exceeding four feet in height, shall be erected on any part of any lot or lots in said Manor Park Subdivision except with the consent in writing of said Board of Directors.
6. In the event any such lot or lots in said Manor Park Subdivision borders upon property of the Club, the border line of said property as to all of the terms, agreements, covenants, restrictions and conditions of this agreement shall be taken as a street.
7. The Company, for itself, its successors and assigns, reserves the right to enter at any time the rear ten feet and the two and one-half feet abutting upon either side of any lot or lots in the said Manor Park Subdivision, for the purpose of erecting and maintaining, or authorizing the erection and maintenance, of overhead or underground wires, conduits, or pipes for the general use of the Manor Park Subdivision, and further reserves the right to enter upon any part of such lot or lots prior to the erection of a dwelling

thereon for the purpose of trimming trees, planting and cultivating flowers and shrubbery, and for the removing of grass, weeds, and other unsightly objects of growth.

8. The Purchaser, upon becoming a Community Member, shall be entitled to all the rights and privileges of said Club, applicable to such membership, as defined by the Constitution and the By-Laws of the said Club, and covenants for himself, his heirs, executors, administrators and assigns, to comply with the said Constitution and By-Laws as the same apply to such membership and as the same may from time to time be amended and also to comply with all of the terms, agreements, covenants, restrictions and conditions contained in the aforesaid agreement of the 26th day of January, A.D. 1937, which agreement by this reference thereto is hereby incorporated in and made a part of this agreement; and further covenants that he will not lease, rent or permit the possession of any such lot or lots to any person or family objectionable to the Board of Directors of the Club.