

PROVISIONS

ARABY
CITY

1. THE STREETS THEREIN, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

2. THERE ARE STRIPS OF GROUND OF SUCH WIDTHS AS ARE SHOWN IN THE PLAT WHICH ARE HEREBY RESERVED FOR USE OF PUBLIC UTILITIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, RAILS, LINES, WIRES, DUCTS, DRAINS, AND SEWER LINES AT ALL TIMES TO THE AUTHORITY OF THE PROPER CIVIL OFFICERS AND TO THE RIGHTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURE SHALL BE ERRECTED OR MAINTAINED ON SAID STRIPS, BUT OWNERS OF LOTS HEREIN SHALL TAKE CARE TO BE SUBJECT TO THE RIGHTS OF SUCH PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION, FOR TOLERANCES IN, ALONG, ACROSS AND OVER THE SEVERAL STRIPS SO RESERVED.

3. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO BE ERRECTED ON ANY RESIDENTIAL BUILDING LOT OR LOTS OTHER THAN DETACHED DWELLINGS NOT EXCEEDING TWO AND ONE-HALF (2 1/2) STORIES IN HEIGHT, A REAR PORCH HERETO AND A PRIVATE GARAGE NOT MORE THAN THREE CARS.

4. NO HOTEL, BOARDING HOUSE, ROOMING HOUSE, DOUBLE HOUSE, TENEMENT, BOARDING BUILDING, FACTORY BUILDING OR BUILDINGS OF ANY KIND OR CHARACTER SHALL BE ERRECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION.

5. NO TRAILERS, SHACKS OR OUT-BUILDINGS OF A PERMANENT CHARACTER OF ANY KIND SHALL BE ERRECTED OR SITUATED ON ANY LOT OR LOTS EXCEPT FOR THE PURPOSES OF CONSTRUCTION, AND SAID BUILDINGS MUST BE OF A PERMANENT CHARACTER AND BY THE BUILDER FOR STORAGE OF HIS MATERIALS AND TOOLS ONLY. ROOFING OR ROLL ROOFING SHALL BE EXPOSED TO THE SURFACE OF A COMPLETED DWELLING. SAID DWELLING IS CONSTRUCTED OF CEMENT, CONCRETE, CEMENT BLOCK OR BRICK. SAID HOUSE SHALL BE FINISHED OR COVERED ON THE EXTERIOR SURFACE WITH A MATERIAL ABLE TO THE COMMITTEE HEREINAFTER PROVIDED. ALL CHIMNEY FLUES OR ROOF VENTS OF A HOUSE SHALL BE OF BRICK OR STONE. ALL HOUSES SHALL BE FINISHED WITH BRICK OR STONE AT LEAST 60% OF THE EXTERIOR HOUSE AREA. NO STRUCTURE SHALL BE ERRECTED FOR LIVING PURPOSES UNTIL THE EXTERIOR OF THE HOUSE IS FINISHED. ON PURCHASE OF LOT, OR LOTS, THE BUYER SHALL ASSUME FULL RESPONSIBILITY FOR KEEPING WEEDS DOWN ON SAID LOT, OR LOTS, AT ALL TIMES. IN EVENT OF FAILURE TO DO SAID WEEDS, THE SELLER, OR SELLER'S REPRESENTATIVE, SHALL HAVE THE AUTHORITY TO CUT SAID WEEDS AND CHARGE SAID COST TO THE BUYER.

6. NO FERN ANIMALS OR FOWL SHALL BE PERMITTED ON ANY LOT OR LOTS IN THIS SUBDIVISION AND NO PETS OR DOMESTIC ANIMALS SHALL BE KEPT THEREON FOR ANY PURPOSES.

7. BUILDING LINES AS SHOWN ON THIS PLAT IN FEET BACK FROM THE FRONT AND SIDE OF THE SEVERAL STREETS ARE HEREBY ESTABLISHED, BETWEEN WHICH LINES AND THE STREET PROPERTY LINES THERE SHALL BE ERRECTED OR MAINTAINED NO STRUCTURES THEREOF.

8. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT SHALL BE ERRECTED BETWEEN 2 AND 6 FEET ABOVE THE STREET, SHALL BE ALLOWED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE INTERSECTION OF THE STREET LINES AND A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A DRIVEWAY WITH THE END OF A DRIVEWAY PAVEMENT OR ALLEY SIGN. NO TREE SHALL BE ERRECTED WITHIN SUCH DISTANCES OF SUCH INTERSECTIONS UNLESS THE TREE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF THE SIGHT LINE.

RECORD FOR RECORD

AND (11/15)

