



*no side
area 9/15/10
D-3*

JUSTUS EASTGATE - 3rd SECTION
PLAT BOOK 32, PAGE 163
RECORDED APRIL 10, 1962
RESTRICTIONS

Front and side building lines are established as shown on this plat and between such lines and the property lines of the streets no structure shall be erected or maintained.

There are strips of ground shown on the within plat marked "Utility Strips" and "Drainage Strips" reserved for the use of Public Utilities, not including street car or transportation companies, for the installation of poles, mains, ducts, lines, wires and sewers. Subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips, but such owners shall take their titles subject to the rights of Utility Companies and to the rights of the other owners in this Addition.

No noxious or offensive trade or activity 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.

The ground floor area of any dwelling, exclusive of one-story open porches and garages, shall be not less than 900.0 square feet in the case of one-story structures, nor less than 660.0 square feet in the case of one and one-half, two and two and one-half story structures.

Side line setoff shall be in keeping with existing County Requirements.

No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this Addition shall be used at any time as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

No fence or wall shall be erected forward of the front building line.

No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points 25.0 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 sightline limitations shall apply to any lot within 10.0 feet from the intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until August 1, 1981, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violations.

Invalidation of any of these covenants by judgment or Court order shall in no way affect any of the other provisions which shall remain in full force and effect.