

Northridge Area
M. Denny

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1. LAND USE AND BUILDING TYPE - No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached, single family dwelling not to exceed two and one-half stories in height and attached private garage for not less than two cars.
2. DWELLING QUALITY AND SIZE - The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1800 square feet for a one story dwelling.
3. ARCHITECTURAL AND LOCATION RESTRICTIONS - No building shall be erected on any lot in said addition unless the architecture and the placement of the building on the lot shall have been approved by the Architectural Control Committee. Said committee shall be empowered to deny permission to erect any building on any lot if it shall find that the architecture and style of said building would not be harmonious with other buildings in said subdivision, or that the building would be of inferior quality to the other buildings in the addition; or would be located in such a manner as to cause an unattractive appearance. If said board shall deny permission to erect any building on any lot in said addition, they shall state, in writing, their reasons for denying permission and such permission shall not be unreasonably nor capriciously refused.

The Architectural Control Committee shall be composed of Mitchell E. Denny, or Tracy E. Denny, or Gary H. Denny.
4. NUISANCES - No noxious or offensive activity shall be engaged on or in any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
5. TEMPORARY STRUCTURES - No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporary or permanently.
6. SIGNS - No sign of any kind shall be displayed to the public view on any lot, except a sign to rent or sell the property limited to five square feet.
7. LIVESTOCK - No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that household pets may be kept provided they are not kept, bred or maintained for any commercial purpose. Limit two pets.
8. GARBAGE AND REFUSE DISPOSAL - No lot shall be used for, or maintained as a dumping ground for rubbish. Trash, garbage and other wastes shall not be kept except in sanitary containers. All equipment used for the storage or disposal of such waste material shall be kept in a clean and sanitary condition.
9. STORAGE TANKS - Oil or gas storage tanks shall be either buried or located in a house or a garage such that they are completely concealed from outside view.

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10. VEHICLE PARKING - Boats, housecars, campers, trailers and trucks larger than one-half ton, or any unlicensed vehicles, if parked overnight or longer, shall be parked in the rear of the property and effectively screened such that they are not visible from the street or offensive to neighbors.
11. FENCING - No wall, hedge or shrub planting, higher than 14" shall be permitted between the front property line and the front building set-back line, except where such shrub or evergreen is a part of the landscaping of the house in which case the prime root must be within six feet of the house. All fences shall be no higher than four feet behind houses. No fencing shall be permitted between front property line and the rear wall of the house.
12. DWELLING MATERIALS - At least 70% of the exterior elevations of all residences shall consist of either brick or natural stone or material approved by the Control Committee. All foundations shall be veneered with same type of facing material in such a manner that raw block is not exposed to view.
13. DRIVEWAYS - All driveways shall be paved with a hard surface, such as material such as asphalt or concrete.
14. TERM - These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years, unless an instrument signed by a majority of the then owners of the lot shall have been recorded, agreeing to change said covenants in whole or part.
15. ENFORCEMENT - Enforcement shall be by proceedings at law, or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages. These restrictions shall inure to be enforceable on any lot or part thereof in this addition and any judgement for costs on account of legal action brought to enforce said restrictions, or any of them, shall carry with it the attorney's fees for plaintiff's attorney which shall attach to and become a lien upon any real estate owned by the defendant in this addition.
16. SEVERABILITY - Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
17. ANTENNAS - No dish antennas of any kind shall be displayed to the public view on any lot; also shall never be placed under any conditions in front or side yard.

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Nov 13 3 22 PM '84

Laura M. Hill
RECORDER OF
MORRIS COUNTY

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