

CEDAR CREST RESTRICTIONS

Town Lot Record 717, page 128

1. That no building or structure of any kind shall be built upon said real estate except one dwelling house on any one lot in said subdivision, which dwelling house shall be of the value of not less than \$4,000.00 but it is understood that a garage or other necessary outhouse or other outhouses may be built on said lots subsequent to or contemporaneous with the building of such dwelling house.
2. That no structure shall be erected on said lots except for residential use exclusively, it being the intention to restrict all structures to the character commonly known as single residences.
3. That no structure, except walks and porches attached to the building shall be placed or erected or maintained nearer than 45 feet from the front line of said lot.
4. That no negro shall own said lots, or shall live thereon other than as a servant.

It is expressly understood and agreed that all the covenants and agreements in the foregoing paragraphs No. 1 to 4 both inclusive, constitute a part of the consideration of this conveyance; that said covenants and conditions shall attach to and run with the land and that it shall be lawful not only for said grantor, its successors and assigns but also for the owner or owners of any lot or lots in said Subdivision to institute and prosecute any proceedings at law or in equity against the person or persons, corporation or corporation violating or threatening to violate the said covenants and agreements, or any of them, and the said covenants and agreements may be proceeded upon, against the said grantee, his heirs, or assigns, for a specific execution thereof, and that any failure on the part of the grantor or its successors and assigns, or on the part of the owner of any of said lot or lots, to assert the same and that in any action or suit brought for breach of such covenants, the persons committing such breach shall be liable for all injuries or damages occasioned thereby, together with reasonable attorneys fees.

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The undersigned owners hereby establish building lines as shown on said plat. The location of these lines on the different lots are shown in feet back from the property lines of the several streets, between which lines and the property lines, shall be erected or maintained no buildings or structures other than one story porches.

The right to enforce these provisions by injunction together with the right to cause the removal by process of law of any structure erected in violation hereof is hereby dedicated to the public and is also reserved to the several owners of the several lots in this addition and their assigns.