RESTRICTIONS
SLEEPY HOLLOW

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The streets, if not heretofore dedicated, are hereby dedicated to
public use.

There are strips of ground of widths as shown on this Plat which
are hereby reserved for use of Public Utilities, for installation
and maintenance of poles, wires, mains, ducts, drains and sewers,
subject at all times to the authority of the proper civil officers
and to the easements herein reserved. No permanent or other
structure shall be erected or maintained on said strips, but such
owners shall take their titles subject to the rights of such public
utilities and to the rights of owners of other lots in this sub-
division, for ingress and egress, in, along, across and through
the several strips so reserved. Fences may be erected on said
strips.

All lots in this Subdivision shall be known and designated as
residential lots. No structure shall be erected, altered, placed
or permitted to remain on any lot herein other than one single
family dwelling, not to exceed 2 1/2 stories in height, and a private
garage for not more than 3 cars, and residential accessory buildings.

No Hotel, boarding house, double house, mercantile building, factory
building, or buildings of any kind for commercial use shall be
erected or maintained on any lot in this Subdivision.

No building, structure, or appurtenance thereto, except fences shall
be located within 15 feet of any side lot line, except where buildings
are built upon more than one single lot, then this restriction shall
apply to the side lot lines of the extreme boundaries of the multiple
lots. No residence buildings shall be erected or maintained nearer
than 20 feet or 1/3 of the lot frontage, measured at the building set
back line, whichever is the lesser, to any lot or property line upon
which it is situated, including attached garages.

No Trailer, shacks, or out houses of a permanent nature shall be
erected or situated on any lot except during the period of construc-
tion of a proper structure and for use by the builder for his material
and tools.

Building lines as shown on this plat in feet back from the street
property line are hereby established, between which line and the
street property line there shall be erected or maintained no structure
of any kind or part thereof, other than a one story open porch.

No residence shall be erected or maintained on any lot or lots in this
Subdivision having a ground floor area exclusive of open porches and
garages of less than 1500 square feet in the case of a one story
structure, or 1200 square feet in the case of a higher structure.

No building shall be erected, placed or altered on any building plot
in this Subdivision until the building plans, specifications and plot
plan showing the location of such building have been approved, as to
the conformity and harmony of external design with existing structures
herein and as to the building with respect to topography and finished
ground elevation by a committee composed of the undersigned owners
of the herein described real estate, or by their duly authorized re-
presentatives. In the event of the death or resignation of any member
of said committee, the remaining member or members shall have full
authority to approve or disapprove such design and location, or to
designate a representative with like authority. If the committee
fails to act upon any plans submitted to it for the approval within
a period of fifteen (15) days from the submission date of the same,
the owner may proceed with the building according to the plans
as approved. Neither the Committee members nor the designated
representatives shall be entitled to any compensation for services
performed pursuant to this covenant.
Private water supply and/or sewage system may be located, constructed and maintained to serve any building lot in this Subdivision, provided said systems are approved in writing by the proper public and/or civil authorities.

No noxious trade or activity shall be carried on upon any lot in this Subdivision, nor shall anything be done herein which may become an annoyance or a nuisance to the neighborhood at large.

If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants, restrictions, provisions or conditions herein, it shall be lawful for any person owning Real Estate in this Subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, and to prevent him or them from doing so, or to recover damage or other dues for such violation.

The foregoing restrictions, covenants, and provisions shall run with the land and shall remain in full force and effect until January 1st, 1980, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by vote of the majority of the then owners of the lots in this Subdivision, it is agreed to change said covenants in whole or in part.

Invalidation of any of the foregoing covenants, provisions, restrictions or conditions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.