

DECLARATION OF RESTRICTIONS AND COVENANTS

TO WHOM IT MAY CONCERN:

Lot restrictions in HOLIDAY HEIGHTS SUBDIVISION

1. No building shall be erected or maintained other than for use as a private dwelling and said private dwelling shall have no more than one garage for the use of the occupants of said dwelling and said garage shall not be in excess of two (2) stalls;
2. No garage shall be erected for use prior to the completion of a dwelling and said garage must conform in general external appearance with the said dwelling;
3. No residence or dwelling erected within this subdivision shall have a ground floor space of less than seven hundred twenty (720) square feet, this being exclusive of porches, patios, garages, or other projections unless written permission is first obtained from Clarence H. Mathe or his assigns;
4. All buildings constructed must have a permanent foundation inclusive of porches and extensions unless permission waiving said requirement is obtained from Clarence H. Mathe or his assigns;
5. All building exteriors must be completed within twelve (12) months from beginning of construction and must be stained or painted, where applicable, unless permission waiving said requirement is obtained from Clarence H. Mathe or his assigns;
6. All buildings, porches, or projections erected on any lot within this subdivision shall not be closer than thirty (30) feet from any road, or ten (10) feet from any property line;
7. No building shall be constructed on any lot within this subdivision in which tarpaper, composition roofing paper, or composition siding is used for any exterior wall covering;
8. All exteriors shall be of brick, frame or concrete block construction;
9. No existing or previously built house or garage shall be moved onto any lot within the said subdivision;
10. All building plans or specifications to any dwelling proposed to be built on any lot within the subdivision shall be submitted at least ten (10) days prior to the commencement of construction to Clarence H. Mathe or his assigns;
11. The parking or placing of mobile or trailer houses within the subdivision is hereby prohibited;
12. No outside toilet or privy or other structure for waste either human or otherwise, shall be erected, maintained, or used upon any lot within said subdivision;

