

## No. 5913. Equity.

and Improvement Company of Baltimore City by William W. Warner and wife, by deed dated December 7<sup>th</sup> 1889 and recorded among the Land Records of Frederick County in Liber W.D. P. No. 9 folio 509 together with the improvements thereon and the right and appurtenances thereto belonging or appertaining, except as herein limited.

So He are and to hold the above granted property unto the said Charles Woolford his heirs and assigns forever, in fee simple, subject however to the following covenants, restrictions and limitations: 1<sup>st</sup> In order to preserve a forecourt for the benefit of the neighborhood, the main front wall of the dwelling-house shall be placed at least twenty feet back from the lot line, but usual porches with open shells or cornices or eaves may extend five feet into the forecourt, and bay windows may also extend five feet into the forecourt, provided they shall be distinctly bays opening from within rooms and distinctly face on both sides by the main wall of the house, and provided they shall be included within a trapezoid whose base along the front wall of the house does not exceed eighteen feet, and whose sides form an angle of forty-five degrees with the base, and provided they shall be no more than one story in height inside, whether attached to the ground floor or to the second or third story, but such bays may have porches or verandas under or over them, if permanently affixed at the sides and front.

2<sup>nd</sup> That no portion of the dwelling-house shall be nearer to the side line of the lot than five feet.

3<sup>rd</sup> That one dwelling only shall be erected on the lot, but this restriction shall not be deemed to prevent the erection and use of a tenement for a servant whose whole time is employed by the occupants of the dwelling-house.

4<sup>th</sup> No other buildings, except a stable and usual out-houses for domestic purposes only, shall be erected on said lot, and no part of said stables or out-buildings shall be nearer the street line than fifty feet and nearer the side line of the lot than five feet.

5<sup>th</sup> That no wine, distilled or fermented liquor, or intoxicating drink of any kind, shall ever be sold or offered for sale on the premises.

6<sup>th</sup> That no privy vault shall be built or used on said lot unless said privy vault is absolutely water tight, and unless it is daily disinfected with white wash and, if offensive, the said privy vault shall be immediately closed.

7<sup>th</sup> That no manure or offal shall be accumulated on the lot except in a water tight covered pit, or in a close building so that the smell may not annoy the neighbors.

8<sup>th</sup> That no sewage or foul water shall be allowed to stand or flow upon the surface of the lot, nor to flow onto any adjoining lot or street, until a public sewer is provided, all sewage produced on the lot shall be disposed of by a leaching cess-pool, or by sub-surface irrigation, or shall be removed to a safe distance. No leaching cess-pool shall be constructed