

December 7 1889, and recorded among the land records of Frederick County in libar W. I. P. No. 9 folio 509. Together with the improvements thereon and the rights and appurtenances thereto belonging or appertaining except as herein limited--To have and to hold the above granted property unto the said Charles F. Seiberger his heirs and assigns forever, subject however to the following agreements, restrictions, and limitations--

1st. 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 street line, but usual porches, with wide open sides 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 wider rooms and distinctly face on both sides of 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 opened at the sides and front.

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

3rd.--That only one dwelling 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.

4th.--No other buildings except a stable and usual outhouses for domestic purposes only shall be erected on said lot, and no part of said stable or out buildings shall be nearer the street line than sixty feet and nearer the side lines of the lot than five feet.

5th.--That no wine, distilled or fermented liquer or intoxicating drink of any kind shall ever be sold or offered for sale on the premises.

6th.--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 dry earth and if offensive the said privy vault shall be immediately cleaned.

7th.--That no manure or effall 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.

8th.--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 within sixty feet of any well, and no well shall be sunk within sixty feet of a leaching cess pool; and connection shall be made for all house sewage with a public sewer within one year after such sewer has been constructed.

9th.--That the said lot shall not be subdivided or sold in parcels, but shall be held as a single residence.

10th.--That the said grantee shall, within one year, erect a dwelling house on said lot to cost not less than Six hundred dollars. And the said party of the second part for himself, his heirs personal representatives and assigns hereby agrees and consents that if any of the conditions & restrictions herein shall be broken or not complied with the said party of the first, its successors or assigns shall have the right to file its bill in any Court of Equity having jurisdiction in Frederick County for the purpose of enjoining the said party of the second part, his heirs, personal representatives or assigns from breaking or failing to comply with the said conditions and restrictions; and the said party of the second part for himself, his heirs, personal representatives or assigns, hereby consents to the issuing of said injunction at once. And the said Company hereby reserves to itself, the fee and title and all rights in and upon the streets laid out upon said land now or hereafter belonging to it, whether shown on said plat or elsewhere, except the simple right of passage on foot or in vehicles between the said lot hereby con-