

TOGETHER with the building and improvements thereupon erected, made, or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

To have and to hold the above described real estate, together with all the rights, ways, privileges and appurtenances thereto belonging unto the said William D. Lipps, his heirs and assigns, in fee simple, subject, however to the following restrictions, conditions and reservations, in so far as they apply to the lands herein conveyed, which restrictions and conditions shall be construed as covenants running with the land, when applicable thereto and shall be binding upon the successors in title of the grantee herein named, and said grantee hereby covenant that he will carry out and comply with the same, so far as they apply to the land hereby conveyed;

No buildings other than residences, except garages and outhouses for domestic purposes only shall be erected on the premises hereby conveyed for a period of fifty years from the date of this deed.

No building shall be erected within forty feet feet of the front building line of lots fronting on Market Street, and no building shall be erected at any point elsewhere in said subdivision closer than twenty five (25) feet to any street or avenue; this provision however does not apply to Neidig Avenue or to the twenty foot drive shown on said plat. No building shall be erected on the front of any lot within a distance of eighty (80) feet from the front line thereof which shall be closer than five (5) feet to the side line of the adjoining lot.

No solid board fence shall be erected on any part of the property hereby conveyed, and no part of any fence over twenty four inches high shall be near the end of the lot that fronts on the street or avenue.

That no store, factory, business house or structure of any kind, nor asylum, hospital, nor institution of like kind or character, nor charitable institution shall be erected or maintained on the property hereby conveyed, for a period of fifty years from the date of this deed.

That no portion of the property hereby conveyed be leased, sold, conveyed, devised or assigned to or occupied by any negro, or person of negro blood, provided that this provision shall not be construed so as to prohibit or prevent any negro servant who is employed for domestic purposes by the occupant of dwelling houses, together with their families from living therein while so employed.

That all residences erected on North Market Street shall be of single construction and shall not cost less than the sum of \$6,000.00 and that no residence shall be erected elsewhere in said subdivision which shall cost less than \$3,500.00.

That no signs nor bill boards of any description shall be maintained on the premises with the exception of signs for rent and for sale, which signs shall not exceed two feet by three feet in size.

That no stables nor live stock nor nuisance of any kind shall be kept or maintained on the premises, except however domestic pets.

Row houses will not be permitted to be erected on the premises, and while double houses will be permitted to be erected on Frederick and Motter Avenues and on Fourteenth Street, all such houses shall be built not closer than five (5) feet of either side line of the lot, and shall cost not less than the sum of \$6,000.00.

No surface closets or toilets are permitted to be erected on the property hereby conveyed.

The grantors herein reserve the right to the City of Frederick of ingress and egress over the property herein conveyed for the purpose of installing electric lights, telephones, water and sewerage and other improvements, and also on the south side of Frederick Avenue and