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 shall 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 or bill boards of any description shall be maintained on the premises with the exception of signs for rent and for sales, which signs shall not exceed two feet by three feet in size.

That no stables nor live stock nor nuisances 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 build 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 Fourteenth Street a space of six (6) feet on the lots is reserved for sidewalk and parking purposes.

And the said John J. Schmidt and Adelle B. Schmidt, his wife, do hereby warrant specially the title to the property hereby conveyed and covenant that said real estate in free of liens and encumbrances and that they will execute such other and further assurances of title as may be requisite.

Witness our hands and seals.

John J. Schmidt (SEAL)
John J. Schmidt

Witness: K. Louise Marsden
K. Louise Marsden

Adelle B. Schmidt (SEAL)
Adelle B. Schmidt

State of Maryland, County of Frederick, to-wit:

I hereby certify that on this sixth day of October in the year nine hundred and forty four, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared John J. Schmidt and Adelle B. Schmidt, his wife, and acknowledge the aforegoing deed to be their respective act and deed.

Witness my hand and Notarial Seal.

K. Louise Marsden
K. Louise Marsden

Place of
Notarial
Seal

Notary Public
Comm. Expires May 7-1945