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 of the front building line of lots fronting on Market Street, and no building shall be erected at any point elsewhere in said sub-division 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 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 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 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 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 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 grantor herein reserves 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 sewerages 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 Aubrey A. Nicodemus does hereby warrant specially the title to the property hereby conveyed and covenant that said real estate is free of liens and encumbrances and that he will execute such other and further assurances of title as may be requisite.

Witness my hand and seal:

Witness: C. Marian Shipley — Aubrey A. Nicodemus (SEAL)
C. Marian Shipley — Aubrey A. Nicodemus

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

I hereby certify that on this sixth day of October, in the year nineteen hundred and