

as shown on the plat of The Real Estate and Improvement Companys' sub-division of part of Brunswick, prepared by R. T. Mavin, Surveyor, and dated July 24, 1890, and recorded with the deed from the said party of the first part to Charles P. Ernst, dated April 2nd, 1891, and recorded prior hereto among the Land Records of Frederick County, said plat being herewith made a part of this description. It is not, however, the intention of the grantor herein to dedicate, or in any way make public, any of the streets, avenues, and alleys shown on said plat- reference to said plat being hereby had solely for the full description of the lot hereby intended to be conveyed. Being part of the land conveyed to the said The Real Estate and Improvement Company of Baltimore City by William W. Wenner and wife, by deed dated December 7, 1889, and recorded among the Land Records of Frederick County in Liber 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 Veniah B. Funk his heirs and assigns forever, in fee simple, subject, however, to the following agreements, restrictions and limitations: 1st. In order to preserve aforecourt for the benefit of the neighbourhood, the main front wall of the dwelling house shall be placed at least twenty feet back from the street line, but usual porches with 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 or 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 from 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.