

of this description. It is not, however, the intention of the grantor herein to dedicate, or in anyway to 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 for 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 7th, 1889, and recorded among the Land Records of Frederick County in Liber W.I.P. No. 9, folio 590, and by Mary G. Orrison by deed dated December 7th, 1889, and recorded among said Land Records in Liber W.I.P. No. 9, folio 586,

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 John D. Carl and Rosie M. Carl, his wife, their heirs and assigns, forever, in fee simple, 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 open sides or cornices or caves, may extend five feet into the forecourt, and bay windows may also extend five feet into the forecourt, providing they shall be distinctly bays opening from wider rooms and distinctly face on 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 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 the side line of the lot than five feet.

3rd. That one dwelling only 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