

1. That said premises or buildings to be erected or maintained thereon shall not be used for any business, commercial or manufacturing purposes of any kind, nor shall any nuisance, noxious or offensive use be caused, created or maintained thereon, except as hereinafter provided. No sign or billboard may be placed on any residential plot, except that the usual "For Sale" or "For Rent" sign may be used when required.

2. No building or structure, except a detached single family dwelling with a garage of such capacity as will meet the needs of such dwelling shall be erected or maintained upon any lot.

3. No lot or plot other than now shown upon the annexed map shall be reclassified into building lots having less than 5,500 square feet or a width of less than 75 feet each.

4. No building or structure except an open attached porch or stoop shall be erected or maintained nearer the line of any street than the building lines as shown upon said map nor within 10 feet of the side line of any lot. This covenant shall not apply to a garage located on the rear one-quarter of any such lot except on corner lots where such garage shall not be erected nearer the line of any street than 50 feet, unless erected as an integral part of such dwelling, the designated building lines being observed, however.

5. Plans, specifications and plot plan for proposed dwelling houses and garages to be erected or placed upon any lot shall be submitted in person or by registered mail to the grantors during their lifetime and approved or disapproved in writing by either of them within a period of 30 days. If approval or disapproval is not received within this period, then such approval will not be required, nor in any other event, provided the ground floor square foot area is not less than 1,000 square feet for a one-story structure nor less than 800 square feet for a two-story structure, and provided further that the design and location comply with the other structures upon such street.

6. No board or closed fence and no fence exceeding four feet in height, shall be erected or maintained on any lot. No poplar trees shall be set or grown upon any lot nor upon the street in front of any lot.

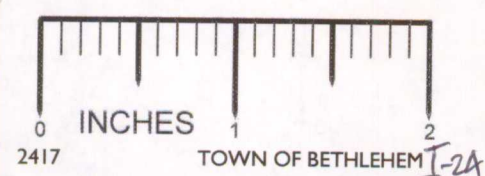
7. No garage, outbuilding, tent, car or trailer shall be erected or placed upon any lot at any time to be used as a residence, temporarily or permanently.

8. All houses erected upon said lots shall be connected with a septic tank of sufficient size and with a leaching bed of sufficient size to comply with the requirements of the State Board of Health, until such time as the same may be served by a sewage disposal system established by the Town or other political subdivision.

9. No building or structure shall be erected or maintained upon any lot in Block 2 nearer the bank of the stream of water flowing at the rear thereof than 25 feet and no lot owner shall cause or permit any contamination or pollution thereof.

10. The covenants and restrictions above provided are to run with the land and shall be binding on all parties, their heirs, legal representatives and assigns, until January 1, 1961, when the same may terminate, provided, however, that zoning ordinances covering the same have been established by the Town or other municipal governing body.

11. The above conditions and restrictions shall bind and inure to the benefit of all owners of lots located upon the same street as laid out on annexed map or within the same block as shown upon such map.



FILED ALBANY COUNTY CLERK'S OFFICE
MAY 21, 1937 MAP 609 DRAWER #93

RESIDENTIAL BUILDING LOTS
EDWIN C. HEINSOHN PROPERTY
HAMAGRAEL PARK,
DELMAR,
TOWN OF BETHLEHEM,
ALBANY COUNTY, NEW YORK.
SCALE 1" = 80'
MAY 10, 1937
William D. Smith
Licensed Engineer.

Revised 7/29/48 by

Edward W. Buntelle & Son
Civil Engineers & Surveyors
Delmar, N.Y.
N.Y. State License

(Lots Block A Added)
Water Main Showing

