

Security Home Corp

MAY 16 11 41 AM '62

RESTRICTIVE COVENANTS

TRI-CITY ESTATES SUBDIVISION

VERNER MILLER, ACTING DEPUTY

RECORDED IN VOL. Deeds

1. All lots in the addition shall be used for residential building only.
2. The dwelling house, as distinguished from out-buildings and servants' quarters, shall face the lot fronts, and no part thereof shall be nearer than thirty (30) feet to the front lot line, or ten (10) feet from the side or rear lot lines.
3. All other structures shall be in the rear of the dwelling house, and shall be sightly, of neat construction and of a character to enhance the value of the property. All dwellings shall be completed one (1) year from the starting date of construction.
4. When any improvements are erected on any lot in this addition the owner shall at the same time construct a septic tank of a character to be approved by the Franklin-Benton County Health Department to provide sewerage for same unless sanitary sewerage is available.
5. No dwelling shall be constructed on any lot in this addition, nor shall any dwelling be moved or maintained thereon, with less than twelve hundred fifty (1250) square feet of floor space on the ground floor exclusive of porches and porticos. There shall be no shed roofs, and all buildings shall be finished and painted on the outside prior to occupancy. All dwellings shall contain at least fifteen per cent (15%) brick or masonry construction.
6. No fence shall exceed a height of four (4) feet from the street line to the building setback line.
7. Prior to the drilling of any well for domestic purposes, the owner shall secure the approval of the Franklin-Benton County Health Department.
8. There shall be no animals kept on the premises except dogs and cats, and then only in the number customary to a residential neighborhood.
9. No trash, garbage or rubbish shall be dumped, deposited or stored on any lot on the premises.
10. No building materials will be placed or stored on any lot until the owner is ready and able to commence building.
11. The foregoing stipulations, restrictions and conditions are imposed for the benefit of each and every other parcel of land in the addition, and shall constitute covenants running with the land; and the vendor, its successor and assigns, and any person owning property in said addition, may prosecute proceedings at law or in equity to prevent or remedy the violation of such restrictions and covenants, and secure redress for damages suffered on account of such violation; but such restrictions and conditions shall remain in force only until January 1, 1982, after which time they shall be extended for successive periods of ten years, unless changed by a vote of a majority of the then property owners of the lots.

*Mail to
Security Home Corp
755 S. Wash. Ave.
Bridlewood, Mo.*

VOLUME _____ PAGE _____
INDEXED BY _____
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121 (Qualification of may use of these restrictions or covenants by court
2122 (shall in no way affect those remaining, which shall remain in
2123 terms.

SECURITY HOMES CORPORATION

By R. E. Robertson
R. E. Robertson, President