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RESTRICTIONS

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The Parties of the First Part herewith covenants with the Trustees, their successor or successors in trust, and all owners of lots and properties in this subdivision, their grantees, lessees, assignees and heirs, that the following general restrictions shall apply to all land subject hereto and each owner or owners of such land, their grantees, lessees, assignees and heirs covenant:

A. That no person may dwell in or occupy on any of said lots, any garage, out-building, trailer or other structure not designated as permanent or stationary, nor may any person use any of said lots or any building or structure thereof attached thereon for any purpose prohibited by law or ordinance or for the commission or maintenance of any nuisance.

B. These restrictions shall apply to single family residence and multi-family residences, but shall not apply to schools, churches, nursery schools or other uses constructed on the common land with permission of the Trustees as provided under the proper zoning ordinances of St. Louis County, Missouri.

C. The following restrictions hereby apply to single family residences on single family lots only:

(1) That the height of the buildings, the minimum dimensions of yards and the minimum lot area for families shall be as follows:

(a) No building hereafter erected or structurally altered shall exceed Twenty-five (25) feet in heights.

(b) Every building other than accessory buildings that are hereafter erected or structurally altered shall provide a front yard of at least twenty (20) feet in depth; a rear yard of not less than fifteen (15) feet in depth, said front yard to be established in accordance with the building lines as set out by the property County regulatory body. Accessory buildings hereafter erected or structurally altered shall not be located within ten (10) feet of the rear line of said lot nor within three (3) feet of any side line of said lot.

(c) There shall be a side yard on each side of the principal building having a width of not less than three (3) feet, and further that there shall be at least ten (10) feet between the principal buildings on adjoining lots.

D. Yard requirements in regard to the multi-family property shall be those as determined by the proper regulatory body of St. Louis, County, Missouri.

E. That no livestock, excepting household pets, may be kept in or on any part of said property unless written permission be obtained from the Trustees and if granted, shall be revokable at the pleasure of the Trustees. Such household pets shall be limited in number as not to constitute a nuisance in the opinion of the Trustees.

F. That no residence, accessory building or any portion of any lot shall be used as a boarding house nursing home, rooming house, club house or road house, nor shall any residence, accessory building or any lot be used or devoted to any manufacturing, industrial or commercial activity whatsoever, nor shall any building or premises be used for any purpose prohibited by law or ordinance nor shall anything be done in or on any premises which may be or become a nuisance, in the judgement of the Trustees, to the owners or inhabitants of lots in land subject hereto, based upon the health, welfare, safety and morals of said owners and inhabitants.

G. No one will be permitted to live on any lot in a temporary building, a trailer or a tent erected or placed thereon.

H. No fence may be erected without the consent in writing of a majority of the Trustees. Said Trustees may approve, unless good cause to the contrary exists, fences located behind the front building line if such fence is less than four (4) feet in height and is at least fifty per cent (50%) open and except also that a privacy fence may be erected if such privacy fence is less than six (6) feet in height; not more than forty-five (45) feet in length. In the event that any fence shall be permitted to deteriorate and fall into disrepair, the Trustees may, in the discretion, repair or restore such fence and charge the cost of same to the then owner of such lot.

I. With respect to any corner lot, there shall be no shrubbery, trees, flowers, vegetation, walls and fences greater than Two (2) feet in height within an area which would obstruct the vision of vehicles entering the intersection. In the event of violation of this restriction, the Trustees, their agents, servants and employees shall have the absolute right to enter upon the lot involved and remove, trim, cut or destroy any shrubbery, trees, other vegetation or other structures or obstacles in violation of this restriction.

J. No signs, advertisements, billboards or advertising structures of any kind may be erected or maintained on any of the single family lots on the land subject nor or in the future except for the erection and maintenance of not more than four square feet in size and used for the sole and exclusive purpose of advertising for sale or lease the lot or tract on which it is erected.