

Ort Valley
Estates

(Restrictions)

UNDER AND SUBJECT NEVERTHELESS to the following conditions and restrictions which shall run with the land and be binding thereon:

1. Any structure erected on said premises shall be completed within one (1) year from the date such erection or construction is commenced and such structure, except for swimming pools, shall at the time of such completion have an appraised value of not less than \$25,000.00.
2. No structure, commonly known as house trailers, whether resting upon wheels or upon a foundation or other support, may be brought upon or permitted to remain upon the premises.
3. The finished grade at all property lines abutting streets shall be six (6) inches above, and parallel to, the finished grade of the abutting street at its center line.
4. No outside water closets or toilets shall be erected or maintained on said premises.
5. No structure, fence, wall, hedge or mass planting in excess of thirty-six (36) inches in height shall be erected, planted, used or maintained closer than twenty-five (25) feet from the right of way line of any street, or closer than five (5) feet from any other boundary of any lot.
6. No animals or fowl of any kind, other than usual house pets, shall be kept or maintained on any part of the premises, and such pets shall be housed in the dwelling house.
7. No billboards shall be erected or maintained on the premises.
8. When a structure erected upon said premises shall be ready for occupancy, and thereafter, an incandescent lamp of not less than 100 watts placed not more than twenty (20) feet from the front line of said premises shall be used to illuminate the front of said premises during the hours from dusk to dawn every day.
9. These restrictions shall only apply and bind Lots Nos. 1 through 26 in the aforementioned subdivision plan.