

DECLARATION OF RESTRICTIONS, RESERVATIONS,
AND PROTECTIVE COVENANTS OF MARTIN SUBDIVISION

Hereby makes the following declarations as to limitations, restrictions and uses to which the plots constituting the said additions may be put, hereby specifying covenants to run with the land as prescribed by law, and shall be binding on all parties and all persons claiming under them, and for the benefit and limitations upon all future owners in said addition. This declaration of restrictions, reservations and protective covenants being designed for the purpose of keeping said addition desirable, uniform and suitable in design and use as hereby specified:

RESIDENTIAL AREA COVENANTS:

1. No dwelling shall be erected, altered, placed or permitted to remain on any lot other than single family dwelling.
2. No dwelling shall exceed two stories in height with a private garage for not more than two cars.
3. No dwelling shall be permitted on any lot unless the same contains a minimum floor area of eleven hundred (1100) sq. ft. exclusive of basement, porches and garage.

TEMPORARY STRUCTURES:

- (C3) No structures of a temporary character, trailer, basement, tent shack, garage, barn, or other outbuilding shall be used on any plot at any time as a residence either temporarily or permanently.

NUISANCES:

- (C4) No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done there on which may be or may become an annoyance or nuisance to the neighborhood.

LIVESTOCK AND POULTRY:

- (C5) No animals, livestock or poultry of any kind shall

be raised, bred or kept on any lot, except that dogs, cats and other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

Wm. H. Martin
Wm. H. Martin

Louise V. Martin
Louise V. Martin

State of Kansas |
 | ss
Douglas County |

BE IT REMEMBERED, That on this 28th day of June, 1963, before me, the undersigned, a Notary Public in and for said County and State, came Wm. H. MARTIN and LOUISE V. MARTIN, his wife, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

Alice Patee
Alice Patee, NOTARY PUBLIC



My Commission expires October 27th, 1963.