





Then personally appeared the above named JAMES FRANCIS HOLT AND MARY VIRGINIA HOLT

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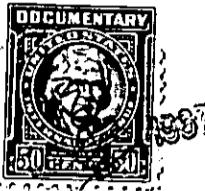
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and acknowledged the foregoing instrument to be THEIR free act and deed, before me

*Adele E. Moroney*

ADELE E. MORONEY, ESQ., Notary Public - ~~Notary Public~~

My Commission Expires April 28, 1972



Recorded May 16, 1967 at 12h. 37m. P. M.

■ END OF INSTRUMENT ■

DECLARATION OF REAL ESTATE RESTRICTIONS

The following real estate restrictions are hereby imposed and are to run with the land on and for the benefit of each of the lots numbered and shown on a plan entitled "First Section Longview Hills, Southbridge, Massachusetts, Owned and Developed by Southbridge Development Company," dated April 1966, by Robinson and Fox, Inc., Registered Engineers, Recorded September 7, 1966, in Worcester District Registry of Deeds, Plan Book 302, Page 117.

1. No buildings or other structures of any kind shall be erected or placed or allowed to stand on any of said lots except one dwelling house designed as a residence for one family, and one garage adapted for the storage of not more than three automobiles (which may be constructed as an integral part of the dwelling house), suitable garden structures and such fences and other structures as shall from time to time customarily be used in connection with single family dwelling houses which are situated in similar neighborhoods, of said Southbridge.

2. No dwelling house on any of said lots shall be used for any other purpose than as a dwelling for one family and no garage shall be used for the storage of trucks. Without limiting the generality of the foregoing, the following are some examples of exclusions: two-family houses, or so-called "flats" and apartment houses; any dwelling erected thereon shall not be used for manufacturing, mercantile or mechanical purposes; it shall not be used as a shop or store, private hospital, sanitarium crematory or cemetery, nor for any noxious or offensive trade; nor shall the said land, buildings or other structures be used in any manner which will create or constitute a nuisance in a residential neighborhood. The keeping of cattle, fowl, swine or horses, whether in pasture, pen, stable or house, on any of said lots shall be deemed a nuisance.

3. No trailer, basement, tent, shack, barn, or other out-building shall be erected on any of said lots and used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.