

KODAK EMPLOYEES REALTY CORPORATION,
owner.

Certificate of Restrictions.
Dated May 2, 1929.
Ack. May 18, 1929.
Rec. May 20, 1929 at 3:46 P. M.
Liber 1479 of Deeds, page 314.

For the common benefit of all owners in the tract known as "Meadowbrook", a map whereof was filed in Monroe County Clerk's Office January 10, 1927 in CASE "A"-25 of Maps, the Kodak Employees Realty Corporation doth hereby declare and establish the following restrictions which shall apply to all the lots in said tract, except lot 22, as covenants running with the land:

I. No lot shall be used for any purpose except the erection and maintenance of a private residence for a single family and a private garage or garages for not more than four cars.

II. No lot shall be subdivided into smaller lots or parcels. Lots may be resubdivided into lots of equal or increased frontage or size, and the restrictions herein provided shall apply to lots in such resubdivision as if such resubdivision had been the original subdivision.

III. No building on any lot shall exceed $2\frac{1}{2}$ stories in height. Dwellings erected on lots fronting on Elmwood Avenue, Hollywood Avenue, Buckland Avenue or Winton Road shall not be less than 2 stories in height.

The ground area occupied by any dwelling shall be computed exclusive of porches, bay windows and garages attached to or made an integral part of the dwelling, and in case such dwelling shall be 2 or $2\frac{1}{2}$ stories in height, shall be not less than the amount specified below for the respective lots.

Lot number 1, 700 square feet.

Lots numbered 2 to 17 inclusive, 800 square feet.

Lots numbered 18 to 21 inclusive, 700 square feet.

Lots numbered 23 to 55 inclusive, 650 square feet.

Lots numbered 56 to 95 inclusive, 700 square feet.

Lots numbered 96 to 104 inclusive, 650 square feet.

Lots numbered 105 to 116 inclusive, 600 square feet.

Lots numbered 117 to 151 inclusive, 700 square feet.

Lots numbered 152 to 164 inclusive, 600 square feet.

Lots numbered 165 to 181 inclusive, 570 square feet.

Lots numbered 182 to 212 inclusive, 600 square feet.

Lots numbered 213 to 330 inclusive, 570 square feet.

Lots numbered 331 to 334 inclusive, 650 square feet.

Lots numbered 335 to 365 inclusive, 570 square feet.

In case a dwelling is less than two stories in height the minimum ground area occupied thereby shall be 50 percent more than the amount specified above.

IV. No part of any dwelling erected or maintained on any lot (excepting lot No. 1) fronting on Elmwood Avenue, Winton Road, Hollywood Avenue, Buckland Avenue and Vernon Place, shall be nearer the front lot line than 40 feet, and no part of said dwelling shall be nearer than 8 feet to either side line.

V. No enclosed part of any dwelling erected or maintained on any lot fronting on Avalon Drive shall be nearer the front lot line than 40 feet, and no part of any such dwelling shall be nearer than 35 feet to the front lot line, or nearer than 8 feet to either side lot line.

VI. No part of any dwelling erected or maintained on any lot fronting on Antlers Drive shall be nearer the front lot line than 40 feet, and no part of said dwelling shall be nearer the side lot lines on any of the lots numbered 165 to 181, both inclusive, than 4 feet to south side line, or nearer than 12 feet to north side line.

On lot numbered 182 no part of any dwelling shall be nearer than 8 feet to north side line, or nearer than 12 feet to side street line.

On lot numbered 183 no part of any dwelling shall be nearer than 8 feet to south side line or nearer than 12 feet to north side line.

On lots numbered 184 to 210, both inclusive, no part of any dwelling shall be nearer than 4 feet to south side line or nearer than 12 feet to north side line.

On lot 211 no part of any dwelling shall be nearer than 8 feet to south side line or nearer than 12 feet to north side line.

On lot 212 no part of any dwelling shall be nearer than 8 feet to north side line or nearer than 12 feet to side street line.

On lot 213 no part of any dwelling shall be nearer than 4 feet to south side line or nearer than 12 feet to side street line.

On lots numbered 214 to 229, both inclusive, no part of any dwelling shall be nearer than 4 feet to south side line or nearer than 12 feet to north side line.

VII. No part of any dwelling erected or maintained on any lot (excepting lot No. 1) fronting on Bonnie Brae Avenue, shall be nearer the front lot line than 40 feet, and no part of said dwelling shall be nearer the side lot lines on any of lots numbered 230 to 249, both inclusive, than 4 feet to south side line, or nearer than 12 feet to north side line.

On lot numbered 250 no part of any dwelling shall be nearer than 8 feet to north side line or nearer than 12 feet to side street line.

On lot numbered 251 no part of any dwelling shall be nearer than 8 feet to south side line or nearer than 12 feet to north side line.

On lots numbered 252 to 274, both inclusive, no part of any dwelling shall be nearer than 4 feet to south side line or nearer than 12 feet to north side line.

On lot numbered 275 no part of any dwelling shall be nearer than 8 feet to south side line or nearer than 12 feet to north side line.

On lot numbered 276 no part of any dwelling shall be nearer than 8 feet to north side line or nearer than 12 feet to side street line.

On lot numbered 277 no part of any dwelling shall be nearer than 4 feet to south side line or nearer than 12 feet to side street line.

On lots numbered 278 to 296, both inclusive, no part of any dwelling shall be nearer than 4 feet to south side line or nearer than 12 feet to north side line.

VIII. On lot No. 1, the plans for any dwelling or garage and the set-back distance from front and side lot lines must be approved in writing by the Kodak Employees Realty Corporation, or its successors or assigns.

IX. A corner lot shall be deemed to front on the street on which it has the narrower dimension. No part of any dwelling erected or maintained on a corner lot shall be nearer than 12 feet to the side street lot line.

X. Any garage shall be built on the rear half of the lot unless attached to and made a part of the dwelling, and shall not be nearer than 2 feet to the side and rear lot lines. Detached garages on corner lots shall be distant not less than one-half the width of the lot from the side street lot line measured along the rear line, and on the following lots shall be distant not less than 8 feet from the rear lot line. Numbers 2, 6, 7, 11, 12, 16, 17, 306, 307, 312, 313, 318, 319, 324, 325, 330 and 331.

XI. No fences, walls or hedges shall be nearer to any street line than the set-back line designated for the lots upon which they may be built or planted. All fences shall be of open picket or light ornamental wire type. For the purpose of these restrictions no decorative wall or fence fastened or connected to a dwelling shall be considered to be part of the dwelling.

XII. No lot or dwelling shall be sold to or occupied by a colored person.

XIII. No intoxicating liquors or beverages shall be manufactured or sold or offered for sale on said premises. No cattle, sheep, horses, pigs or goats shall be kept on said premises, and no poultry shall be kept unless confined within properly wired enclosures.

XIV. No lot shall be terraced higher than the common level of lots in the same vicinity so as to present a uniform appearance for the benefit of all lot owners.

XV. Said premises shall be subject to easements granted or to be granted for the erection and maintenance of poles, wires, conduits and pipes for electric light, gas, telephone, and similar services, and for the purpose of laying and maintaining in the streets in front of said premises, pavements, sidewalks, sewers, water and gas pipes, including the construction above ground of the necessary appurtenances connected therewith, and for setting out trees and shrubs, and for grading and seeding parkways between curb and sidewalks. The right is reserved to erect and maintain supports for R. F. D. letter boxes at such locations as U. S. Postal authorities may designate.

XVI. At any time after January 1, 1950, by an instrument duly acknowledged and recorded in Monroe County Clerk's Office, signed by the owners of three-fourths of the lots of said tract, any of the covenants and restrictions relating to the tract may be revoked, such revocation to take effect five years from the date of record of such instrument.