

## RESTRICTIONS OF RECORD

1. The said property hereby conveyed shall be used for residential purposes only and shall not be used for any commercial or manufacturing purposes of any kind or nature nor for a hospital, asylum, cemetery or place of burial.
2. Owners or occupants must be approved and accepted for membership in the Saunders Point Beach Club.
3. No building or addition thereto, nor any fence or pier or other structure shall be erected without first submitting plans and specifications in accordance with the building code of Anne Arundel County to, and obtaining written approval from Barse Stonebraker, his successors or assigns, before any construction is begun. Only one dwelling and private garage shall be erected on each numbered lot of ground as shown on the plat of Saunders Point, duly recorded among the land records of Anne Arundel County, Maryland.
4. No tree shall be cut and no excavations shall be made on the premises without written permission from Barse Stonebraker, his successors or assigns, and then only for the purpose of building thereon, and at the time when building operations are commenced and no earth or sand shall be removed from said premises except as a part of such excavation.
5. All buildings, including porches and bay windows, constructed on said numbered lots, as shown on the aforesaid plat, shall not be constructed closer to any road or street line than the building line as shown on the aforesaid plat, nor closer than 10 feet of the side lines or party line of an abutting lot in said subdivision.
6. No outside toilet shall be constructed upon any of the lots as shown on the hereinabove referred to plat, and no sewage or trash of any kind shall empty into the waters of Chesapeake Bay, Ponds or adjacent waters or any tributaries thereof, and all houses must be provided with Cesspools or Septic Tanks or other similar device for the sanitary disposal of waste matter, and said systems must comply with the health and sanitary laws of the State of Maryland, and of Anne Arundel County.
7. No solid board fence shall be erected or maintained on any of the numbered lots as shown on the aforesaid plat, and no type of fence or hedge shall be maintained on any of the lots as shown on the aforesaid plat at a height of more than 48 inches.
8. No chickens, poultry, pigs or live stock of any kind shall be kept on any of the numbered lots as shown on the aforesaid plat, and no dogs or cats or other domestic animals shall be kept except those that are household pets, and the same shall not be allowed to run at large.
9. There shall be an assessment of \$20.00 per year against each lot sold in said subdivision by Barse Stonebraker, his successors or assigns, on the first day of August of each year, which assessment shall constitute a first lien on said lots so sold and conveyed, and shall be enforced by said Barse Stonebraker, his successors, or assigns, by due process of law at the expense of said fund, said assessment to be used in the discretion of the said Barse Stonebraker, or his successors or assigns, for the construction, maintenance and repair of roads, walks, ways, bridges, jetties, wharves and beaches until such time as such roads, walks, ways, bridges, jetties, wharves and beaches are taken over by the County or State or some other agency.
10. Said Barse Stonebraker, his successors or assigns, reserve the right at any time to zone parts of the subdivision other than numbered lots for business purposes and when so zoned, no buildings shall be built, occupied, or used for any business purpose except within said zone, and then under such restrictions and conditions as shall be provided for in said zoning restriction.
11. The fee simple title to all streets, roads, walks, ways, bridges, jetties, wharves and to all beaches reserved as per plat of subdivision is reserved by said Barse Stonebraker, his successors or assigns, and Barse Stonebraker reserves the right to authorize the construction of all public utilities along the said roads, streets, walks, ways, bridges, wharves and beaches and along the rear five feet of any lot as shown on the aforesaid plat.
12. Barse Stonebraker, his successors or assigns, reserves the right to go upon vacant lots in said subdivision as shown on the aforesaid plat at any time and cut grass or weeds at the expense of the lot owner or owners.
13. No nuisances of any kind shall be permitted on any of the numbered lots as shown on the aforesaid plat, and there shall be no picnicking, camping or living in tents or garages on any of said lots, and there shall be no disrobing in automobiles nor bathing therefrom.
14. Barse Stonebraker, his successors or assigns, reserves the right to erect, maintain, and operate a central water system for said subdivision; and if such system is installed, it shall not be deemed a violation of any of the restrictions hereinabove set out.
15. The invalidation of these covenants and restrictions, or any portion thereof, by judgment or decree of any court, or in any manner whatsoever, shall in no wise affect any of the other covenants and restrictions, or any portions of said restrictions not invalidated by said judgment or decree, and the said covenants and restrictions, or portions thereof, not so invalidated shall remain in full force and effect.
16. These covenants and restrictions shall run with the land hereby conveyed, and shall be binding on the Grantees, their heirs and assigns.