

PROTECTIVE COVENANTS FOR LAKE VIEW TERRACE SUBDIVISION, TOWN OF SALINA N.Y.

A. All lots in Lake View Terrace, Town of Salina, New York, shall be known and described as residential lots.

No structures shall be erected, altered, placed, or permitted to remain on any residential building other than one detached single family dwelling not to exceed two and one half stories in height and a private garage for not more than two cars. No detached garages shall be allowed and all garages shall be attached to the main dwelling.

B. No building shall be erected, placed, or altered on any building plot in the subdivision until the building plans, specifications, and plot plan showing the location of such building having been approved in writing by a majority of a committee composed of Howard L. Milback of Salt Springs Street, Fayetteville, New York, George E. Milback of the same place, and Donald Milback of Thompson Road, East Syracuse, New York, or their authorized representative. For conformity and harmony of external design with existing structures in the subdivision; and as to location of the building with respect to property and building setback lines. In case of the death of any member or members of said committee, the surviving members or member shall have the authority to approve or disapprove such design or location. If the aforesaid committee or their authorized representative fails to approve or disapprove such design and location within thirty (30) days after plans have been submitted to it, or if no suit to enjoin the erection of such building, or the making of such alterations has been commenced prior to the completion thereof, such approval shall not be required. Said committee shall act without compensation. Said committee shall act and serve until April 1st, 1947, at which time the then record owners of a majority of the lots which are subject to the covenants herein set forth may designate in writing duly recorded among the land records their authorized representative who thereafter shall have all the powers, subject to the same limitations, as were previously delegated herein to the aforesaid committee.

C. No building shall be located nearer to the front line or nearer to the side street line than the building setback lines shown on the recorded plat. No building shall be located nearer than Ten(10)feet to any side lot line except that said side line restriction shall not apply to any outbuilding located more than Seventy Five(75)feet from the front line of the lot.

D. No residential structure shall be erected or placed on any building plot ,which plot has an area of less than Nine Thousand(9000)square feet nor a width of less than Sixty(60)feet at the front building setback line.

E. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

F. No persons of any race other than the white race shall use or occupy any building or any lot,except that this covenant shall not prevent occupancy by domestice servants of a different race domiciled with an owner or tenant.

G. No trailer,basement,tent,shack,garage,barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently,nor shall any structure of a temporary character be used as a residence.

H. No dwelling costing less than Three Thousand(\$3000)Dollars shall be permitted on any lot in the tract.The ground floor area of the main structure exclusive of one-story open porches and garages,shall not be less than Six Hundred and Fifty(650)square feet in the case of a one story structure,nor less than Four Hundred and Fifty(450)square feet in the case of one and one half,two or two and one half story structure.

I. Until such time as a sanitary sewer system shall have been constructed to serve Lake View Terrace ,a sewage disposal system constructed in accordance with the requirements of the New York State Health Department be installed to serve each dwelling.The effluent from septic tanks shall not be permitted to discharge into a stream,storm sewer,open ditch or drain,unless it has been first passed through an absorption field approved by the

health authorities.

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J. Easement running between Wedgewood Road and Onondaga Lake Parkway between Lots Number 14 and 15 in Block One is reserved as shown on the recorded plat for purpose of passage and drainage.

K. These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1st, 1980, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

L. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

M. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

H.L.Milback and Sons.Inc.

by

Howard L. Milback, Pres.

State of New York
County of Onondaga ss
City of Syracuse

On this 14th day of April, 1941, before me, the subscriber, personally appeared Howard L. Milback, to me known, who being by me duly sworn did depose and say, that he resides in the ~~City of Syracuse~~, N.Y. that he is the President of H.L.Milback and Sons.Inc., the corporation which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation and that

He signed his name thereto by like order. Nellie F. McLaughlin
Commissioner of Deeds, Syracuse, N.Y.

Recorded this 25th day of April

1941

at 9:39 A. M. Pollard A. Brown, Clerk