
In the Matter

Protective Provisions

of

Dated: May 26, 1939.

PAUL SCHOECK

WHEREAS, Paul Schoeck, of the City of Syracuse, New York, is the owner of a certain tract of land situate in the City of Syracuse, County of Onondaga and State of New York, known and hereinafter referred to as all the Paul Schoeck Tract and being lands described in deeds from Charles W. Scoville, Jr., individually and as trustee, of Fannie May Scoville and Barbara Hall Scoville, and recorded in the Onondaga County Clerk's Office the 25th day of May, 1939, and

WHEREAS, said Paul Schoeck intends to lay out streets through said tract of land and to subdivide said lands into building lots for residence purposes only, to the end that Paul Schoeck Tract shall become a desirable and attractive residential section free from all objectionable uses and structures.

NOW THEREFORE, In consideration of the premises, said Paul Schoeck hereby agrees with each and every owner of any lot in said Paul Schoeck Tract, that for and during the period of fifty (50) years from and after the date hereof, each and every lot in said Paul Schoeck Tract shall be subject to the provisions hereinafter set forth and that the said provisions shall be embodied in every contract for the sale of any part of a lot of the Paul Schoeck Tract and in every conveyance of any part thereof during said period of fifty (50) years, excepting any conveyance to the City of Syracuse for highway, park or sewer purposes, in such form as to run with the land and to bind any subsequent interest or estate therein for said period, viz:

FIRST: No lot in said Paul Schoeck Tract shall be used

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for other than residential purposes.

SECOND: No manufacturing, livery stable, public garage, store, business place, apartment house, or residence for more than one family shall be permitted or erected and not more than one residence shall be erected upon any one building lot therein.

THIRD: All residences or dwellings which shall be erected upon any lot in said Paul Schoeck Tract shall have only one garage, not larger than to house two automobiles, built into or attached to the dwelling and shall be a part thereof in accordance with the general architectural design of the said dwelling or residence thereon.

FOURTH: No person of other than the Caucasian race may or shall become the grantee or lessee of any part of said Paul Schoeck Tract.

FIFTH: No dwelling or residence on any lot in said Tract Paul Schoeck shall be located within 30 feet from the front line of the lot upon which the same shall be erected, and that no entrance way, vestibule or other part of the dwelling shall extend over ~~four~~ (4) feet from said restricted building line from the dwelling, except Lots Nos. 33, 34 and 35 which shall be in line with adjoining houses.

SIXTH: No dwelling, residence, garage or any part thereof shall be located nearer than four (4) feet from any lot line not hereinabove mentioned.

SEVENTH: That no liquors, intoxicants or spirits can be sold from the premises of any part or portion of the said Paul Schoeck Tract.

Paul Schoeck

STATE OF NEW YORK)
COUNTY OF ONONDAGA) SS.:
CITY OF SYRACUSE)

On this 26th day of May, Nineteen Hundred and Thirty-nine, before me, the subscriber, personally appeared PAUL SCHOECK, to me personally known and known to me to be the same person described in and who executed the within Instrument, and he duly acknowledged to me that he executed the same.

Lloyd A. Litzow
Notary Public, Onon. Co., N. Y.

Recorded this 24th day of July 1939
at 1:50 P. M. Goland A. Stevens, Clerk