

to change its Corporate Name to Coughlin Brothers Company, Inc., filed in this department on the 1st day of July, 1915, and that such copy is a correct transcript therefrom and of the whole of such original. (Seal) Witness my hand and the official seal of the Department of State at the City of Albany, this eighth day of May, one thousand nine hundred and forty. James M. Kelly, Deputy Secretary of State. Filed May 12, 1941.---
-----Recorded May 12, 1941 at 11:30 A.M.

James M. Kelly

CLERK.

FLORENCE R. MUNRO

PROTECTIVE COVENANTS FOR
PIONEER FARMS

PROTECTIVE COVENANTS FOR PIONEER FARMS The following protective covenants shall apply to that part of Pioneer Farms described as follows: All That Tract or Parcel of Land, situate in the Town of Camillus, County of Onondaga and State of New York, being parts of Lots 80 and 90 in said town, to-wit: Beginning at the point of intersection of the center line of the state highway commonly known as the Seneca or Genesee Turnpike (as now improved, March 1, 1941) and the westerly line of a parcel of land conveyed by Florence R. Munro to Shirley D. Howe by deed dated July 19, 1939 and recorded July 19, 1939 in the County Clerk's Office of the County of Onondaga in Book 905 of Deeds at Page 71; running thence south 5° west along said westerly line 1500 feet to a point; thence north 85° west to the center line of a gully forming the southwesterly boundary of the land now owned by Florence R. Munro; thence northwesterly along the center line of said gully to the point where said center line of said gully intersects the center line of said highway; thence north easterly and easterly along the center line of said highway to the place of beginning. A Committee to be known as a Building Committee is hereby created to pass on building plans, specifications and plot plans. Such Committee shall consist of the owner of the tract and the first three owners of homes on said tract, and shall act without compensation. A vacancy caused by death of the owner of the tract shall be filled by his legal representative and a vacancy caused by death or removal from the tract of any other member shall be filled by appointment by the then owners of homes on said tract. Said Committee shall hold office for seven years from the date of the creation of said Committee. At the expiration of said term a new Committee may be appointed by the owners of a majority of the lots which are subject to the conditions herein, such designations to be recorded in the office of the Clerk of the County of Onondaga. All lots in the tract shall be known as residential lots and shall be subject to the following restrictions: A. No building shall be erected, placed or altered on any building lot in this subdivision until the building plans, specifications and plot plans, showing the location of such buildings, have been approved in writing by a majority of the Committee as to conformity and harmony of external design with existing structures in the subdivision and as to the location of the building with respect to property lines. B. No structures other than a detached single family dwelling not to exceed two and one half stories in height, a private garage for not more than three cars, and such other buildings as may be approved by the Building Committee, shall be erected, placed on or permitted to remain on any lot and no building shall be located nearer to the front lot line or nearer to the side street line than the "Building set back line" as shown on a map of said tract made by A. Park French, C.E. and filed in Onondaga County Clerk's Office on the _____ day of _____ 1941. No building shall be erected on any lot nearer than 15 feet to any side lot line. C. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 15,000 square feet nor a width of less than 75 feet at the front, and no dwelling costing less than \$6,000.00 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 be not less than 700 square feet in the case of a one-story structure nor less than 500 square feet in the case of a one and one-half, two or two and one-half story structure. D. No obnoxious 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.

E. No person 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 domestic servants of a different race domiciled with an owner or tenant. F. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall be at any time used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence. G. All outbuildings, fences, hedges, and plantings are to be approved by the building committee. H. If the aforesaid committee fails to approve or disapprove such design and location within 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 of such building or alterations, such approval will not be required. I. These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1965, 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. J. 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 or attempting to violate any such covenant. K. 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. Date: May 5, 1941. SIGNED: Florence R. Munro, Owner of the above described tract. STATE OF NEW YORK COUNTY OF ONONDAGA CITY OF SYRACUSE SS On this 5th day of May, 1941, before me, the subscriber, personally appeared FLORENCE R. MUNRO to me personally known and known to me to be the same person described in and who executed the foregoing instrument, and she duly acknowledged to me that she executed the same. Ernest O. Smith, Notary Public.

-----Recorded May 13, 1941 at 10:17 A.M.

Florence R. Munro

CLERK.

MRS. MARY EGNOTO PURCHASE OFFER. I, for myself, my heirs, executors, administrators and assigns, to agree to purchase the property situate in the City of Syracuse, county of Onondaga, State of New York, and briefly described as follows: known as the one-family house and lot located at #1014 North McBride Street, for a more particular description of which reference is made to deed of these premises and including all plumbing, heating plant, water meter, gas and electrical fixtures and their connections, and appurtenances belonging with or used in the operation of said property. For the sum of Thirteen hundred and fifty Dollars (\$1350.00) which I hereby agree to pay as follows: \$200.00 cash on or before May 1st, 1941, on passing of deed; \$500.00 by assuming a first mortgage for that amount at 5%, held by Syracuse Savings Bank; \$650.00 by assuming a second mortgage for that amount, payable \$ and interest every months, \$650.00, the balance of the purchase price being completed, by giving a purchase money bond and mortgage on said premises for that amount, bearing interest at 6% and payable at least \$25⁰⁰ or more on the principal together with interest every three months. Any bond and mortgage given shall be in the usual form and contain the usual statutory clauses as to interest, principal, insurance, tax and assessments, and right to receivership, all upon default of thirty days. I hereby deposit Ten (\$10⁰⁰) Dollars of the above purchase price with F. Earle Greiner, to be held until this offer is accepted, at which time it shall become part of the purchase price, or returned if not accepted. You to furnish deed which shall be in proper statutory form for record, shall contain the usual covenants and warranty, and shall be duly executed and acknowledged so as to convey the premises in fee simple free of all liens and encumbrances except as herein stated. You to furnish also either an official abstract of title certified for at least forty years immediately prior to delivery of deed or an abstract of title