

MUTUAL PROTECTIVE RESTRICTIONS FOR GLENAIRE ADDITION

RESTRICTION ON NATURAL GROWTH. The construction or maintenance of a spire or minaret, windmill, tower, lighthouse, or tree shall not be permitted on said property, and any such trees and hedges planted or permitted to grow upon any tract in said plat shall be pruned or trimmed so as not to become detrimental to the use, occupancy or view of other property in Glenaire.

Racial Restrictions. No property in said addition shall at any time be sold, conveyed, rented or leased in whole or part to any person or persons not of the White or Caucasian race. No person other than one of the White or Caucasian race shall be permitted to occupy any property in said addition or portion thereof or building thereon except a domestic servant actually employed by a person of the White or Caucasian race where the latter is an occupant of such property.

APPROVAL OF PLANS BY GRANTOR. All buildings to be erected in Glenaire must be approved by the grantor. Complete plans and specifications of all proposed buildings, structures and exterior alterations, together with detailed plans showing proposed location of the same on the particular building site, shall be submitted to the Grantor before construction or alteration is started, and such construction or alteration shall not be started until written approval hereof is given by the Grantor.

Said plans shall be prepared by an architect or competent house-designer. A complete copy of said plans and specifications shall in each case be delivered to and permanently left with the Grantor. As to all improvements, construction and alterations in Glenaire, the Grantor shall have the right to refuse to approve any design, plan or color for such improvements, construction or alterations which is not suitable or desirable, in Grantors opinion, for any reason, aesthetic or otherwise, and in so passing upon such design, Grantor shall have the right to take into consideration the suitability of the proposed building or other structure, and the material of which it is to be built, and the exterior color scheme, to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings, and the effect of the building or other structure or alterations therein as planned on the outlook of the adjacent or neighboring property, and the effect or impairment that said structures will have on the view of surrounding building sites, and any and all other factors which in the Grantor's opinion shall affect the desirability or suitability of such proposed structures, improvements or alterations.

If the Grantor fails to approve or disapprove said plans and specifications within thirty days after the same have been submitted to him, or, in any event, 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 will not be required and the provisions of this paragraph will be deemed to have been fully complied with.

The Grantor shall have the right to appoint a committee of residence of Glenaire or a community club or other organizations comprised of residents of Glenaire for such time and upon such conditions as he may designate, to exercise the powers reserved in this paragraph to the Grantor, and in such case Grantor shall incur no liability for any act or omission of such committee, club or other organization.

BUILDING LINES. Buildings constructed on lots 1, 2, 3, 4, 5, 6, 7, 8, shall be not less than thirty (30) feet from the front property line. Buildings constructed on lots 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, and 49 shall be not less than 35 feet from front property line. Building constructed on lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, shall be not less than 25 feet from front property line. Buildings constructed on lots 22, 23, 29, 35, 36, 43, shall be not less than 35 feet from South 107th Street. Buildings constructed on lots 44, 50 shall be not less than 35 feet from South 107th Street. Any building constructed on lot 31 shall be not less than 35 feet from 17th Avenue South at the front property line.

SIGNS AND BILLBOARDS. No signs of any kind or for any use, except public notices erected by a political subdivision of the state or as required by law shall be erected, posted,