

Narrowmoor Second Addition

Recorded December 16, 1944 by Eivind and Aslaug Anderson, D. H. White Registered Civil Engineer.

A – Except as otherwise herein specifically stated, no building improvements shall be erected, placed, altered, or permitted to remain on any building plot other than one detached single-family dwelling, not to exceed two stories in height and a private garage. No tall growing trees such as Southern Poplar, Maple other similar species that would obstruct the panoramic view of the sound shall be permitted to grow west of Fairview Drive. No billboards or other commercial advertising signs shall be permitted within the subdivision. A certain portion of all the property located in Block 6 may be used for development of a central community center, the extent and design of which at the time of this recording has not been fully determined. Any building plot in Block 6 not so used shall be subject to the same restrictions as Block 5 hereof.

B – No building shall be located nearer than 30 feet to the city street line at Fairview Drive, Fernside Drive, and Ventura Drive, nor nearer than 20 feet to street line at Jackson Avenue, Aurora Avenue, Karl Johan Avenue, and Mt. View Avenue. The minimum set back on South 12th Street and on Suspension Drive shall be not less than 15 feet, nor shall any building be located nearer than 7½ feet to any side lot line. Whenever necessitated by natural contours or grade conditions at the site, a detached private garage may be located within ten feet of the street line. A garage so located shall be of Masonry or Stucco Exterior construction.

C – No dwelling structure shall be erected or place or any residential plot in Block one (1) costing less than \$5,500.00. No dwelling structure shall be erected or placed in Block two (2) costing less than \$7,000.00. No dwelling structure shall be erected or placed in Block four (4) costing less than \$6,000.00. No dwelling structure costing less than \$5,000.00 shall be permitted on any of the remaining lots in the subdivision. The minimum cost as herein referred to is to represent a type dwelling as generally produced for said cost in an open market as of January 1, 1940 and for the further purpose of establishing a standard basis. The ground floor area of dwelling in a \$5,000.00 zone shall measure no less than 1100 square feet, in \$5,500.00 zones 1150 square feet, in \$6,000.00 zones 1200 square feet, and in \$7,000.00 zones 1280 square feet exclusive of one story porches and garages. Any dwelling or structure or alteration placed or erected on any building plot in this subdivision shall be completed within 6 months from date of commencement and maintained in good repair at all times thereafter including roofs and exterior painting. Where public sewers are not available sanitary disposal shall be made by septic tank and field tile disposal system, installed in accordance with the regulations of the city department of public health.

D – No trailer, tent, shack, barn or other outbuilding shall be erected, permitted or maintained in the subdivision, nor used as a residence temporarily or permanently.

E – No swine, goats, cattle or horses, poultry, rabbits, or any species of livestock shall be kept or maintained on any lot for commercial purpose. This is not intended to include household pets, not calculated to become and not becoming a nuisance to owners of, or inhabitants of said subdivision. Household poultry and rabbits excepted.

F – [Stricken]

G – 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.

- The End -