

**COVENANTS For Section B
in the Subdivision of Long Beach on the Bay**

PARCEL NO. 1: All that certain parcel of land situate, lying and being in the County of Calvert, in the State of Maryland, to-wit:

Lots w, x, and y, Block z, Section B in the Subdivision of Long Beach on the Bay according to the plat of said subdivision as recorded in Plat Book A.A.H. No. xx, Folio yy, one of the Plat Books of Calvert County, Maryland.

PROVIDED, HOWEVER, at the said property is conveyed subject to the following restrictions, covenants and conditions:

1. ~~Racial covenant - omitted. That the said property or any part or portion of the land or building thereon shall not be sold, leased or rented to any person or persons other than one of the White or Caucasian race.~~
2. No residence shall be erected within twenty-five feet (25') of the front line of said property nor nearer than five feet (5') from the lot of an adjoining owner.
3. The said subdivision of which the above described property is a part and land parcel thereof is restricted to residence purposes only.
4. That no shop, store, factory, place of business, place of amusement or place of burial shall be erected, maintained or used on any part of the land hereby sold, and no apartment house or dwelling designed for use by more than one family shall be erected or maintained on the land hereby sold.
5. Residences erected upon said property shall contain not less than seven hundred and fifty (750) square feet of floor space, and no sheet metal or corrugated iron shall be used in construction thereof. It is expressly understood that any building erected on said property shall be completely finished on the exterior in brick, concrete masonry, stucco or lumber siding. If of log cabin type, all logs on outside all be peeled. If siding, it shall be painted with no less than two coats of paint before being occupied. Any building constructed on said property shall be built with gable roof, unless otherwise approved.
6. That no privy, sewer or receptacle for similar purposes shall be erected, dug, or maintained on said premise except a septic tank of design and construction approved by the Health Department of the State of Maryland or other similar governmental agency, and which shall be connected as an integral part of the dwelling house located on the property concerned.
7. No drainage systems shall be outletted and no sewerage or refuse shall be deposited into the Chesapeake Bay or any cove, inlet, yacht basin, stream or water-way connected therewith or upon the shores thereof.
8. Plans for any building for use as a dwelling to be constructed on said property costing less than Seven-thousand, Five Hundred and no/100 (\$7,500.00) must be approved by the party of the first part or its architect.
9. That all right, title and interest in and to the streets, drives, parks, roads, paths and shore is laid out on the plat of said subdivision are hereby expressly reserved to the party of the first part, subject, nevertheless, to a right of way to each lot owner, his or her family and house guests, over the nearest street, path and shore to the public highway and to the Chesapeake Bay, and that all reference to or mention of avenues, streets, drives, roads, paths and shore, are for the purpose of description only and not for the purpose of dedication.
10. The parties of the second part, for themselves, their personal representatives or assigns, covenant and agree that on March 1st of each year there shall be paid to the party of the first part his successors or assigns, by the then owner of said property, a sum equal to \$2.50 for each lot or twenty cents (20¢) for each front foot (strike one out) owned by the person making such payment to be used exclusively for the improvement of the property, construction, reconstruction and maintenance of the streets of the said subdivision adjacent to or leading to said property.
11. That the property hereby conveyed is subject to an easement for electric light and telephone lines.

All of the said covenants and restrictions are to run with the land in perpetuity, and to be specially recited by reference in all future conveyances.