

DEED RESTRICTIONS ON DOUGLAS MANOR PROPERTIES

[NOTE: The deed restrictions vary in form, but not in substance, among the individual properties. The following text includes a complete list of the deed restrictions. Many have been rendered moot by the passage of time or by New York City statutes. Those considered to be most pertinent today are printed in bold type. Notes are enclosed in square brackets like those enclosing this note; bold type is also used in such notes for emphasis.]

1. No house shall be erected in blocks 1 to 43 inclusive costing less than \$5,000.

2. No house shall be erected in blocks 44 to 57 inclusive costing less than \$3,000 to \$5,000, according to the location.

3. No building of any character having what is known as a "flat roof" shall be erected.

4. No building of the character known as a "two-family house" or "flat" shall be erected.

5. No building shall be erected nearer than 20 feet to the front line of the lots.

6. No building shall be erected nearer than 20 feet to the side street line of the lots.

7. No house shall be erected on plots having a frontage of less than 100 feet in blocks 1 to 12 inclusive fronting on Shore Road.

8. No house shall be erected on a plot containing less than 4 lots in the remainder of blocks 1 to 12 inclusive; in blocks 13 to 16 inclusive; or in block 41.

9. No house shall be erected on a plot containing less than 3 inside or 4 corner lots in blocks 17 to 29 inclusive or in blocks 42 or 43.

10. No house shall be erected on a plot containing less than 3 lots in blocks 30 to 40 inclusive.

11. No house shall be erected on a plot containing fewer than 2 inside lots, or 3 corner lots, in blocks 40 to 57 inclusive. *[NOTE: RI-2 zoning restrictions presently applicable to all of Douglas Manor require a **minimum frontage of 60 feet and a minimum area of 5700 square feet** for a building plot. These restrictions supersede the 2-inside-lot provision above.]*

12. No house shall be erected to front on any street except that on which the lots front.

13. No lot or building erected thereon shall be used for any manufacturing or business purpose whatsoever, except that block 21 shall be exempt from said prohibition so long as it is used for the purpose of an inn, hotel, or club house.

14. No fence, except hedge or shrubbery, shall be permitted within 20

feet of the front line or side street line of any lot.

15. No stable or other outbuilding shall be erected nearer than 60 feet to the front line of any lot.

16. No stable or other outbuilding shall be erected nearer than 60 feet to the side street line of lots fronting on Shore Road in blocks 1 to 12 inclusive.

17. No stable shall be erected in blocks 14 or 26, on lots 26 to 31 inclusive in block 51; in block 52; or on lots 1 to 3 inclusive in block 53.

18. No stable shall be erected nearer than 60 feet to West Drive in blocks 1, 8, 9, 15, 16, or 41; to Bayview Avenue in blocks 1 or 41; to Forest Road in blocks 28 or 29; to Hillside Avenue in blocks 39 or 40; or to Circle Road in blocks 56 or 57.

A plot plan showing proposed location of buildings and sanitation facilities shall be submitted to the Secretary, Douglas Manor Association, for approval before construction is begun.

Prompt repairs shall be made to any street excavation caused by the building or repair of utility lines. The Association may require a bond of \$100 to ensure performance of such repairs.

Each lot in Douglas Manor is subject to a deed tax of One Dollar (\$1.00) per lot per year, payable on the first day in April each year. Deed taxes shall become a lien against the property on which they are levied, on the day they become due and payable, and shall remain liens until paid. *[NOTE: In two separate decisions, on 11/26/90 and 5/15/95, the New York State Supreme Court, Appellate Division, has ruled that the Douglas Manor Association is entitled to collect annual dues, as established by the membership of the Association, to support the work of the Association. The Association levies dues only against properties on which a residence has been built, and the deed taxes required by the covenant are considered to be covered by the dues. The Association does levy and collect deed taxes for unimproved properties.]*
