

BUILDING RESTRICTIONS

BOOK 277, PAGE 307.

DATED: May 13, 1955
FILED: May 13, 1955,
2:21 P.M.

Acknowledged by Leslie Cowan and Mary C. Cowan on May 13, 1955 before Sue Hagan, Notary Public for Boone County, Missouri, (Seal) Commission expires October 13, 1958.

RESTRICTIONS OF SUNSET HILL ADDITION NUMBER FOUR (4) OF LOTS TWENTY-THREE (23), TWENTY-FOUR (24), AND A PART OF LOT NUMBER TWENTY-FIVE (25) IN SUNSET HILL ADDITION TO THE CITY OF COLUMBIA, MISSOURI, AND A PART OF THE SOUTHWEST QUARTER ($\frac{1}{4}$) OF SECTION FOURTEEN (14), TOWNSHIP FORTY-EIGHT (48), RANGE THIRTEEN (13), IN BOONE COUNTY, MISSOURI.

The undersigned, Leslie Cowan and Mary C. Cowan, his wife, of Columbia, Missouri, being the owners of all the lots in Sunset Hill Addition Number Four (4), a Subdivision partly in the City of Columbia Missouri, and partly in Boone County, Missouri, outside the City limits of Columbia, Missouri, the plat of which has heretofore been filed in the office of the City Engineer of the City of Columbia, Missouri, do hereby declare that said real estate shall be subject to the following covenants, conditions, agreements and restrictions expressed as follows:

1. No commerical activities of any type will be permitted.
2. The property hereby conveyed shall be used for private residence purposes only and no buildings other than family dwellings, private garages for the sole use of the owners or occupants of the property on which the garages are erected, and such other outbuildings as are customarily appurtenant to the residences, shall be erected or maintained thereon.
3. No shack, basement of an unfinished house, garage, trailer or other temporary structure of any nature may be used for living purposes either temporary or permanent, provided, however, that nothing herein contained shall prevent the incorporation of servants' or maids' quarters into the garage or other outbuildings appurtenant to any residence.
4. No noxious or other wise offensive activities will be permitted on any area in any structure in this subdivision.
5. No single story dwelling may be built on any lot or plot which will have less than Eleven Hundred (1,100) square feet of floor, space, exclusive of garages and porches; no one-half story dwelling may be built on any lot or plot which will have less than Eight Hundred Fifty (850) square feet of floor space on the

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ground floor, exclusive of garages and porches; and no two-story dwelling may be built on any lot or plot which will have less than Seven Hundred (700) square feet of floor space on the ground floor exclusive of garages and porches.

6. For the purpose of these restrictions, a split level house shall be regarded as a one-story house and the Eleven Hundred (1,100) square feet area minimum shall apply to the two levels containing the living room, dining room, kitchen, and the major portion of the bedroom area.

7. No part of any building may be erected nearer than Ten (10) feet to the side property line.

8. No building shall be erected or maintained on any lot nearer than Twenty-five (25) feet from the front property line.

9. Tanks for the storage of oil or other liquids shall be installed below the surface of the ground unless such containers are enclosed in garages or other buildings.

10. The stipulations and restrictions hereinabove set forth may be modified or abrogated as to all or any portion of said Addition with the written consent of the owners of not less than two-thirds (2/3) of all of the lots in said Addition.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 13th day of May, 1955.

Mary C. Cowan

(Seal)

Leslie Cowan

(Seal)