

B280350

D E C L A R A T I O N

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KNOW ALL MEN BY THESE PRESENTS: That N. W. Dible Company,
a Missouri Corporation, being the owner of -

All of Lots 281 to 294, both inclusive,
LEA MANOR, a subdivision in Jackson County,
Missouri, according to the recorded plat
thereof,

does hereby subject said property to the following Declarations,
to-wit:

1. The property herein described shall be occupied and used
for residence purposes only, and not otherwise, and only private
dwelling houses designed for the residence of not more than one
family each, with the necessary garages, shall be erected thereon.

2. The above restrictions shall not prevent the construction
of detached garages on the rear of said tracts, but no part thereof
shall be nearer the street than the rear line of the residence of
said tract.

3. The floor area of the main structure of any residential
building, exclusive of porches and garages, shall not be less than
1400 square feet.

4. No building or part thereof, exclusive of porches,
porticoes, stoops, balconies, bay and other windows, eaves, chimneys
and similar projections, shall be nearer the street line than the
building set back lines shown on said plat.

5. No part of any residence shall be closer than ten feet
to either side line of the tract on which it is situated.

6. No metal tanks for the storage of fuel may be erected
or maintained above the surface of the ground.

7. Any hedge, fence or boundary wall shall be ornamental and
not disfigure the neighborhood, and no part thereof shall be nearer
the street on which the house fronts than the rear line of the house.

8. No noxious or offensive activities shall be carried on
upon any lot, nor shall anything be done thereon which may be or
may become an annoyance to the neighborhood.

9. No structure of a temporary character, trailer, basement,
tent, shack, garage, barn or other outbuilding shall be used on any
lot at any time as a residence, either temporarily or permanently.

10. No animals, livestock or poultry of any kind shall be
raised, bred or kept on any lots, except dogs, cats or other house-
hold pets, provided they are not kept, bred or maintained for any
commercial purpose.

The above covenants and restrictions shall continue and
be in full force until the 31st day of December, 1980, and shall
automatically be continued thereafter for successive periods of 10
years each, provided, however, that the then owners of the fee simple
title of a majority of the front feet of the lots herein described,
may release the land or any part of it from any one or more of said
restrictions, on December 31, 1980, or at the expiration of any ten
year period thereafter, by executing and acknowledging an appropriate
agreement in writing for such purpose, and filing the same in the
office of the Recorder of Deeds of Jackson County, Missouri.

The above named parties, or any owner for the time being
of any tract in said subdivision, shall have the right to obtain
from any court of competent jurisdiction an injunction, mandatory
or otherwise, to prevent a breach, or to enforce the keeping of any
of said restrictions, and may bring any other proper legal action.

Invalidation of any one of these covenants by judgment or

