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Permitted to
John M. Conroy
1507 M. Street N.W.
Washington, D.C.
Sept. 19th
1947

Declaration of Covenants

on
New Hampshire Gardens

DECLARATION OF COVENANTS

WITNESSETH THAT WHEREAS for the purpose of
protecting the owners and purchasers of the following
described lots from depreciation of the value there-

of and to assure them of uniformity in the development of said property and to facilitate
the sale of said property by reason of their ability to so assure purchasers of such
uniformity and protection against depreciation; and

WHEREAS the covenants and restrictions hereinafter set forth have been duly adopted
after careful consideration as those to be imposed against the lots in said subdivision.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT GORIN BROS. INC., a corporation
organized and existing under and by virtue of the laws in the State of Delaware, and
ARTHUR GRANAT and SYLVIA GRANAT, his wife, do hereby establish and impose the following
protective restrictions and covenants which are to be deemed and considered as running
with the land and to be observed and enforced by themselves and by all purchasers of
said land which is known as Lots numbered thirteen (13) to nineteen (19) both inclusive
in Block lettered Four (4), and Lots numbered one (1) to thirteen (13) both inclusive
in Block lettered Six (6) "NEW HAMPSHIRE GARDENS" as per plat thereof duly recorded
in Plat Book BB#8, Plat #99, among the Land Records of Prince Georges County, Maryland.

RESTRICTIONS:

1. All lots in the tract shall be known and described as residential lots.

No structures shall be erected, altered, placed, or permitted to remain on any residential
building plot other than one detached single-family dwelling not to exceed two and
one-half stories in height and a private garage for not more than two cars.

2. 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 of nuisance to the
neighborhood.

3. No persons of any race other than the white race shall use or occupy any building
or any lot, except that this covenant shall not prevent occupancy by domestic servants
of a different race domiciled with an owner or tenant.

4. No trailer, basement, tent, shack garage, barn or other outbuilding erected in
the tract shall at any time be used as a residence temporarily or permanently, nor shall
any structure of a temporary character be used as a residence.

5. If the parties hereto, or any of them or their heirs or assigns, shall violate
or attempt to violate any of the covenants herein, it shall be lawful for any other
person or persons owning any real property situated in said development or subdivision
to prosecute any proceedings at law or in equity against the person or persons violating
or attempting to violate any such covenant and either to prevent him or them from so
doing or to recover damages or other dues from violation.

6. Invalidation of anyone of these covenants by judgement or Court order shall in
no wise effect any of the other provisions which shall remain in full force and effect.

IN TESTIMONY WHEREOF the said GORIN BROS., INC. has caused these presents to be
signed with its corporate name by Harry E. Gorin, its President, with its corporate
seal hereto affixed and attested by Louis Gorin, its Secretary and does hereby nominate
and appoint John M. Conroy its true and lawful attorney to acknowledge these presents
as the act and deed of GORIN BROS., INC.

FURTHER WITNESS their hands and seals ARTHUR GRANAT and SYLVIA GRANAT, his wife.
(Corporate Seal) GORIN BROS., INC.

By Harry E. Gorin (SEAL)
President

ATTEST:

Louis Gorin,
Secretary

Arthur Granat (SEAL)

Sylvia Granat (SEAL)

DISTRICT OF COLUMBIA SS:

I HEREBY CERTIFY that on this 6th day of December 1946, before the subscriber, a Notary Public in and for the District aforesaid do hereby certify that John M. Conroy who is personally well known to me as the person named as attorney in fact in the foregoing instrument bearing date on the 6th day of December, A. D. 1946, and hereto annexed, personally appeared before me in said District and as attorney in fact as aforesaid, and by virtue of the authority vested in him by said deed, acknowledged the same to be the act and deed of the grantor therein.

GIVEN under my hand and seal this 6th day of December A. D. 19____
(Notary Seal) James G. Conroy, Jr.
Notary Public, D. C.

District of Columbia SS:

I HEREBY CERTIFY that on this 6th day of December 1946 before the subscriber, a Notary Public, in and for the District aforesaid personally appeared Arthur Granat and Sylvia Granat, his wife, and did each acknowledge the foregoing deed to be their act.

IN TESTIMONY WHEREOF I have affixed my official seal this 6th day of December A. D. 1946.
(Notary Seal) James G. Conroy, Jr.
Notary Public.

My commission expires 14-Mar. 1951.
Enrolled December 9, 1946 at 1.03 P. M.

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Gorin Brothers, Inc.
to
Edward Dawson et ux
Elsie H. Dawson

(U. S. Rev. \$24.20) (State Tax \$22.00)

THIS DEED Made this 27th day of November in the year one thousand nine hundred and forty-six by and between Gorin Brothers, Inc., a Delaware Corporation

Edward Dawson and Elsie H. Dawson, his wife, parties of the second part.

WITNESSETH, that for and in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged, the said party of the first part does grant unto the said part of the second part, as Tenants by the Entirety, his, her or their heirs

*Remitted to
1208 Holton
Lane
Takoma
Park Md.
Sept. 19th
1947*