

Given under my hand and seal this 24th day of June, A. D. 1937.

Patrice Rice.

Patrice Rice

Notary Public, D. C.

Notary Public

District of

Columbia

KW/K
EXAMINED
 MAILED TO
 SUBURBAN TITLE AND
 INVESTMENT CORPORATION
 925-15th ST. N. W.
 WASHINGTON, D. C.
 9-7-37.

At the request of Thomas A. Hendricks and Marie D. Hendricks, the following Deed was recorded June 26th, A. D. 1937 at 11:13 o'clock A. M., to wit:

This Deed, made this 24th day of June in the year one thousand nine hundred and thirty-seven by and between Ridgewood Village, Inc., (a Delaware Corporation), party hereto of the first part; and Thomas A. Hendricks and Marie D. Hendricks, his wife, parties hereto of the second part;

Witnesseth, that for and in consideration of the sum of Ten (10) Dollars, receipt whereof is hereby acknowledged, the said party of the first part does grant unto the said parties of the second part, in fee simple, as Tenants by the Entirety, the following described land and premises, situate in the County of Montgomery, State of Maryland, and known as distinguished as Lot numbered Six (6) in Block numbered Two (2), in a subdivision known as "Ridgewood Village"; as per plat recorded in Plat Book No. 12, plat 828, one of the Land Records for said Montgomery County.

Subject to a 25 foot building restriction line as shown on said plat

Subject to the following covenants:

1. All land in this subdivision, whether in the hands of Ridgewood Village, Inc., its successors, or purchasers of any part of the property shall be used for residential purposes only, and no building shall be erected or used for manufacturing, mercantile, or business purposes whatever, or as an apartment, flat, or dwelling for more than one family; but there shall be no restriction against churches. Every dwelling shall be completely detached, and shall be on a separate lot subdivided by Ridgewood Village, Inc., or on a lot established by a re-subdivision to which there shall appear the consent of said Company. Every dwelling shall be used exclusively for residential purposes; except that a garage may be maintained thereon for use of the occupant of the dwelling. Any dwelling erected on the land hereby conveyed shall cost or be of the value of not less than \$10,000.00, including a reasonable fee for architect, appropriate landscaping and a reasonable profit for builder.

2. No part of the land hereby conveyed shall ever be used or occupied by, or sold, demised, transferred, conveyed unto, or in trust for, leased, or rented, or given to negroes, or any person or persons of negro blood, extraction, origin or descent; or to any person or persons of the Semitic Race, Blood or origin, which racial description shall be deemed to include Armenians, Jews, Hebrews, Persians, and Syrians, except that this paragraph shall not be held to exclude partial occupancy of the premises by domestic servants of the grantee, his or their heirs or assigns.

3. No building or structure may be erected or in any way altered in its exterior design or construction, until the plans, specifications elevations, location and grade thereof have been permanently filed with Ridgewood Village, Inc., and by it approved in writing; nor may there be erected, laid or maintained any advertising sign, nor any fence, wall or vehicular runway without consent in writing.

4. Ridgewood Village, Inc., a corporation incorporated under the laws of the State of Delaware, whenever it files an appropriate notice in the office of the

Recorder of Deeds of the Montgomery County, Md., may name one or more of its successors in title to give the consents provided for in the foregoing covenants in its place and stead, and such substitute party or parties shall have the same legal rights with respect to such consents as were possessed by Ridgewood Village, Inc., prior to the filing of such notice; and should the said Ridgewood Village, Inc., dissolve without so naming substitute party or parties, or should such party or parties thereafter refuse or be unable to serve, the written consents provided for in these covenants shall be presumed to have been given and it shall be no longer necessary to secure such consents.

5. Ridgewood Village, Inc., expressly reserves to itself, its successors and assigns, the right of entry to erect and maintain telephone poles, wires, cables and fixtures on a strip of land one and a half feet wide along the line of the rear of each lot.

6. The foregoing covenants and restriction shall be effective and remain in force for a period of twenty-five years from the 20th day of April, 1937, and no longer, except as otherwise herein provided.

Together with all and singular the ways, easements, rights, privileges and appurtenances to the same belonging or in anywise appertaining, and all the estate, right title, interest, and claim, either at law or in equity, or otherwise however, of the said party of the first part, of, in, to, or out of the said land and premises.

And the said party of the first part covenants that it will warrant specially the property hereby conveyed, and that it will execute such further assurances of said land as may be requisite or necessary.

In Testimony Whereof, the said Ridgewood Village, Inc., hath on the 24th day of June, A. D. 1937, caused these presents to be signed by F. M. Davenport its President attested by Ruth A. Shepard its Secretary and its corporate seal to be hereunto affixed; and doth hereby appoint Ruth A. Shepard its true and lawful attorney in fact to acknowledge and deliver these presents as its act and deed.

Attest:

Ridgewood Village, Inc.

Ruth A. Shepard
Secretary.

Ridgewood Village, Inc.

By: F. M. Davenport

Corporate 1937 Seal

President.

Delaware

(Internal Revenue \$2.50)

(State Tax \$2.30)

District of Columbia, to wit:

I, Patrice Rice, a Notary Public in and for the District of Columbia, do hereby certify that on this 24th day of June, 1937, Ruth A. Shepard who is personally well known to me as the person named as attorney in fact in the foregoing Deed, bearing date on the 24th day of June, A. D. 1937, 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 Ridgewood Village, Inc., the grantor therein.

Given under my hand and seal this 24th day of June, A. D. 1937.

Patrice Rice

Patrice Rice

Notary Public, D. C.

Notary Public

District of

Columbia