

9731 - 429  
as amended  
5-27-21

Witness the following signatures and seals;

Witness.  
Howard S. Gott  
R. L. Houston Jones (Seal)  
Trustee  
William K. Copenhaver (Seal)  
Trustee

Northwestern Federal Savings and Loan Association  
Northwestern Federal Sav-  
ings & Loan Association  
Incorporated 1901  
By Howard S. Gott  
Executive Manager

District of Columbia, ss:

I, Howard S. Gott, a Notary Public in and for the District aforesaid, do hereby certify that R. L. Houston Jones and William K. Copenhaver, who are personally well known to me as the grantors in, and the persons who executed the foregoing and annexed Deed, dated the 20th day of April, 1939, personally appeared before me in the said District and acknowledged the said deed to be their act and deed.

Given under my hand and seal this 20th day of April, 1939.  
Howard S. Gott  
Notary Public, D.C.

Howard S. Gott  
Notary Public  
District of  
Columbia

*AM*  
EXAMINED

*mailed to  
J. D. Eason  
208 Investment Building  
Wash. D.C.  
6-8-39*

at the request of the Continental Life Insurance Company, Incorporated, the following Declaration of Restrictions was recorded April 25th, A.D.

Restrictions in Rock Creek Hills as Imposed on the Subdivision by Declaration of The Continental Life Insurance Company, Incorporated. This Declaration, made this 14th day of April, 1939, by the Continental Life Insurance Company, Incorporated, as the present owner of all those certain lots and pieces of land designated and described as Lots numbered eight (8) to twenty-four (24) both inclusive, of Block two (2), of that certain Subdivision known and designated as Rock Creek Hills, in Montgomery County, Maryland, as the same is platted and recorded in Plat Book No. 17, plat 1072, one of the land records of said County, witnesseth:

wheress, for the purposes of protecting purchasers of lots in said subdivision from depreciation of the value thereof, and to assure them of uniformity in the development of the surrounding property and facilitating the sale by said owner, or its successors and assigns, of the land in said subdivision by reason of their ability to assure such purchasers of such uniformity and protection against such depreciation, and,

To make certain that said restrictions shall apply uniformly to said lots in said subdivision to the mutual advantage of said owner and all those who may in the future claim title through it; and,

where, the covenants and restrictions hereinafter set forth have been duly adopted after careful consideration by said owner as those to be imposed by this instrument as aforesaid, and the same appear reasonable and necessary for the protection of all parties interested in said lot.

Now, therefore, know all men by these presents; that the said owner, Continental Life Insurance Company, Incorporated, does hereby establish and impose upon all

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said lots and land hereinbefore described, the following protective restrictions and covenants to be observed and enforced by itself, as well as by all purchasers of said land lots, to wit:

(1) ~~That no part of said land or lots shall ever be sold, to, leased to, occupied by any person or nationality other than persons of the white or Caucasian race, or the consent of owner excepted.~~

(2) No nuisance, advertising sign, noxious, dangerous, or offensive thing shall be permitted, erected, or maintained, on said lots, nor shall any hogs, cattle, live-cattle, or fowls be kept thereon.

(3) Said lot or lots shall be used exclusively for detached private dwelling house purposes; and no part of said lots or land, nor any building which may be erected thereon, shall be used for any trade, business, manufacturing, mercantile purposes, or the manufacture or sale of alcoholic beverages.

(4) No apartment house, or houses in rows, or semi-detached houses, or tenements for the occupancy of more than one (1) family, (servants of owner excepted) shall be erected or maintained upon said lots, or either of them.

(5) No line fences or walls of any kind shall be erected or maintained on said lots, or either of them, except growing hedges, or such fences of any ornamental character as may be approved by the Continental Life Insurance Company, Incorporated.

(6) No dwelling house, garage, building, or structure of any kind or character, and no alteration of any such building or structure, shall be constructed or altered on said lots, or either of them, unless and until complete plans and specifications therefor showing the cost, type and size thereof, materials to be used, and location of the building on the lot, shall first be submitted to and approved by the Continental Life Insurance Company, Incorporated.

(7) No resubdivision of said lots, or either of them, shall be made or permitted by any subsequent owner thereof without written permission first had and obtained from the Continental Life Insurance Company, Incorporated.

(8) The herein enumerated protective covenants shall apply only to said lots in the above mentioned subdivision and shall run with the land until the first day of January, 1930, in any event; and continuously thereafter, unless and until any proposed change shall have been approved in writing by the owners of the legal title to all the land lots on both sides of the street within the block in which is located the property, the title to which is sought to be altered by said proposed change.

(9) The restrictions herein set forth shall run with said land and bind the present owner, its successors and assigns, and all parties claiming by, through or under said land and all such owners, their heirs, successors and assigns, shall comply with and observe said restrictions as to the use of said land and the construction of improvements thereon, and no restriction herein set forth shall be personally binding on any corporation, person or persons, except in respect of breaches committed during, its, his, or their seisin of or title to said land.

(10) In order to exercise the authority herein reserved to it, and to give effect to the consents provided for herein, said Continental Life Insurance Company, Incorporated, hereby reserves to itself and may hereafter, at its discretion, file an appropriate notice with the Office of the Recorder of Deeds of Montgomery County, Maryland, naming and designating one or more persons, or successors in title, in its place and stead to give the consents provided for in the foregoing covenants, and such subsequent party or parties shall have the same legal rights with respect to such covenants as were possessed by the said Continental Life Insurance Company, Incorporated, prior to the filing of such notice or substitution of authority.

In testimony whereof, on this 24th day of April, 1929, the said Continen-

EXAMINER

Continental Life Insurance Company, Incorporated, has caused these presents to be signed in its corporate name by H. A. Bartholomew, its President, attested by R. E. Ankers, its Secretary, and its corporate seal to be hereunto affixed.

Attest: Continental Life Insurance Company, Inc.  
R. E. Ankers Continental Life Insurance Company Inc. 1914  
Secretary Richmond, Va.  
By H. A. Bartholomew, President.

The undersigned, R. E. Ankers, the duly elected and qualified Secretary of the Continental Life Insurance Company, Incorporated, does hereby certify that the foregoing covenants, and the foregoing declaration of restrictions and covenants, have been adopted and approved by the Directors of said corporation at a duly called and held meeting thereof.

Witness my hand this 24th day of April, 1939.

R. E. Ankers  
Secretary  
Continental Life Insurance Company Inc.  
1914 Richmond, Va.

District of Columbia, ss:

I hereby certify that on this 24th day of April, 1939, before the subscriber, a Notary Public for said District of Columbia, personally appeared H. A. Bartholomew, President of the Continental Life Insurance Company, Incorporated, and did acknowledge the foregoing declaration of restrictions to be the act and deed of the said Continental Life Insurance Company, Incorporated.

In testimony whereof, I have affixed my hand and official seal this 24th day of April, 1939.

F. Kathleen Poore  
Notary Public  
District of  
Columbia

F. Kathleen Poore  
Notary Public, D.C.  
My Commission expires June 1, 1939.

EXAMINED *SM* *mailed to Henry Stearns Lou Chas Bldg Wash DC 6-8-39*

At the request of Abner Frank, the following Deed was recorded April 25th, A.D. 1939, at 12:51 o'clock P. M. to wit: This deed, made this 17th day of April, in the year of our Lord one thousand nine hundred and thirty-nine by and between Anne L. Baden and Mary E. Donegan, both unmarried, of parties of the first part, and Abner Frank of District of Columbia, party of the second part:

Witnesseth, that in consideration of ten dollars, and other valuable consideration, the said Anne L. Baden and Mary E. Donegan, the said parties of the first part do grant and convey unto Abner Frank, party of the second part, his heirs and assigns, in fee simple all that piece or parcel of ground situate, lying and being in Montgomery County, State of Maryland, being the same land which the said parties of the first part obtained from ... by deed dated the ... day of ... 19... recorded in the Land Records of ... in Liber ... at Folio ... and being described as follows, to wit:

Lot numbered 16 of the Resubdivision of lot 1 in block 4 in the subdivision known as Sec. 2 "Bradley Hills", as per plat recorded in Plat Book #7, plat 582, one of the Land records for said Montgomery County, subject to building restriction line shown