

Section A-36 - Crafts Section.

A. Building sites.

1. All of Block 38 is restricted to two (2) building sites to permit the construction of two (2) bungalow-type duplexes.
2. Lots 1 to 11, inclusive, Block 39 shall be restricted to six (6) building sites as follows:
 - a. Lot 1 and the west ten (10) feet of Lot 2.
 - b. Lot 3 and the east thirty (30) feet of Lot 2.
 - c. Lots 4 and 5.
 - d. Lots 6 and 7.
 - e. Lots 8 and 9.
 - f. Lots 10 and 11.
3. Lots 8, 9 and 10, Block 44, shall be considered as two (2) building sites as follows: (2978)
 - a. One (1) building site to consist of Lot 8 and the west half of Lot 9.
 - b. One (1) building site to consist of Lot 10 and the east half of Lot 9.

B. Height of buildings.

1. Duplex buildings constructed on the following described property shall be restricted to bungalow type duplexes one (1) story in height:
 - a. Lots 1 through 4, inclusive, Block 38.
 - b. Lots 1 through 11, inclusive, Block 39.
2. No building or structure shall be constructed or erected on the following described property to exceed three (3) stories or forty-five (45) feet in height, whichever is less:
 - a. Lots 1, 2, 3 and 4, in Blocks 9, 16 and 17.
 - b. Lots 45, 46, 47 and 48, in Blocks 8, 9, 16 and 17.
 - c. All lots in Block 36.
3. No apartment buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
 - a. All lots in Blocks 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 15 and 18.
 - b. Tracts A and B of Pages Replat of Block 4.
 - c. Lots 1 through 44, inclusive, Block 8.
 - d. Lots 5 through 44, inclusive, in Blocks 9, 16 and 17.
4. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
 - a. Lots 1 through 44, inclusive, Block 8.
 - b. Lots 5 through 44, inclusive, in Blocks 9, 16 and 17.
 - c. All lots in Blocks 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 15 and 18.
 - d. Tracts A and B of Pages Replat of Block 4.

C. Off-street parking.

1. For the percentage of the area of Block 8, to be used for off-street parking, please refer to the deed restriction.