

## 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.