

COVENANTS AND RESTRICTIONS
OF
SHADY DALE SUBDIVISION, SECTION II

1:46PM01/16/91A C. & R. \$13.00

KNOW ALL MEN BY THESE PRESENTS:

That, WARREN HANCOCK BURROUGHS and LUTHER KENNETH BURROUGHS, do hereby declare and make known that the lots in Shady Dale Subdivision, Section II, being in the Fifth Election District of St. Mary's County, Maryland, are held by them and subject to the following covenants, conditions, easements, rights of way and restrictions which shall run with the land and be binding upon the said Warren Hancock Burroughs and Luther Kenneth Burroughs, owners:

1. No dwelling house shall be erected upon any lot with a total floor or living space, exclusive of all basements, porches, breezeways, garages, and unfinished storage spaces of less than 1000 square feet.
2. No trailer of any nature, including double-wide trailers, shall be permitted or located or placed on said lots.
3. No dwelling, structure, outhouse, or other improvements, whatsoever erected or built on said lot shall be used for commercial purposes of any kind.
4. No lot shall be used for or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No unregistered motor vehicles, machinery or scrap material shall be stored on the lots, if same be in open view of persons on a nearby street.
5. No lots in said subdivision may be re-subdivided, except Lot 11 which may be divided into lots with a minimum of ten acres.

January 10, 1991
Plat recorded 1/2/91 at
Liber EWA No. 34, folio 15

Warren Hancock Burroughs (SEAL)
WARREN HANCOCK BURROUGHS

Luther Kenneth Burroughs (SEAL)
LUTHER KENNETH BURROUGHS

ST. MARY'S COUNTY CIRCUIT COURT (Land Records) EWA 576, p. 0308, MSA_CE60_885. Date available 09/28/2005. Printed 07/18/2020.