

Waycroft-Woodlawn Subdivision Deed Restrictions

<i>Subdivision</i>	<i>Deed Book</i>			<i>Required</i>	<i>Houses</i>	<i>Notes</i>
	<i>Date</i>	<i>Book</i>	<i>Page</i>	<i>Setback</i>	<i>Per Lot</i>	
Waycroft Village Sec 1	Apr-29	297	76	20 ft		c,d,g,i,n,q
Waycroft Village Sec 2	Feb-31	331	68	20 ft		c,g,h,i,n,q
Dennis' Addition to Waycroft	May-35	370	61	35 ft	One	a
Dennis' Addition to Waycroft Sec 2	Feb-40	491	237	30 ft	One	a,c,i
Dennis' Addition to Waycroft Sec 3	Aug-47	792	535	40 ft	One	a,c,i
McPherson's Addition to Waycroft	Feb-30	308	97	35 ft		c,e,f,i,o
Forest Park Addition to Waycroft	Nov-35	379	452			
Woodlawn Village Sec 1	Jun-36	391	406	25 ft		
Woodlawn Village Sec 2	Apr-37	409	236	25 ft		c,o
Cardwell's Addition to Woodlawn	Jul-36	394	295			
Memorial Park	May-25	220	3	15 ft?		p
E Larchmont	Dec-35	382	60	35 ft	One	a
1st Addition to E Larchmont	Jan-38	428	484	35 ft	One	a,m
Crain's 2nd Addition to E Larchmont	Feb-42	570	308			k
Crain's 3rd Addition to E Larchmont	Jul-49	887	536	40 ft		k
Gordon Johnson's 1st Addition to E Larchmont	Apr-49	876	283			b,k
Gordon Johnson's 2nd Addition to E Larchmont	Dec-49	912	544			b,k
Gordon Johnson's 3rd Addition to E Larchmont	May-51	997	464			b,k
Gordon Johnson's 4th Addition to E Larchmont	Aug-53	1116	129			
Resub Additions to E Larchmont	Sep-45	683	326			b,r
Gerstein's Additions to E Larchmont	Sep-78	1976	1449			
Evergreen Knoll	Apr-68	1566	76			k
The Evergreens	Apr-76	1913	400			
R S Lacey Estate	Jan-35	366	273			

Notes

- a One building per lot permitted
- b Plans for building must be approved by party of first part or duly authorized agent
- c Buildings must be within building restriction line
- d No business structures
- e Houses shall be used for residence only, no business
- f Any residence shall be for one family only
- g No outbuilding shall be occupied or used for residence
- h Other restrictions apply to specific lots within subdivision
- i All outbuildings at least 50 ft from front of lot, 25 ft from any side binding on a street
- j No dwelling nor any part in area between the street line and the building restriction line
- k Drainage or sewer easement in rear of lot
- m Plat shows 40 ft road width, plus 10 ft "dedicated to right of way;" 35 ft setback is from the right of way
- n Setback is 35 ft from Memorial Drive (Washington Blvd)
- o All buildings shall be within the building restriction line
- p Plat shows 70 ft between building restriction lines across street from each other
- q Restrictions apply for 30 years from 1 Jan 1929
- r Originally called Johnston's 1st Addn E Larchmont in deed, subsequently resubdivided