

Land Records, Town of West Hartford, Connecticut
Bel-Crest, Inc. (vol. 158, pp. 7-8, 30 October 1940) and Map #250
read more about racial covenants at <http://OnTheLine.trincoll.edu>

AGREEMENT CONCERNING BUILDING RESTRICTIONS

WHEREAS BEL-CREST, INCORPORATED, a corporation organized and existing by virtue of and under the laws of the State of Connecticut, with its principal place of business in the Town of West Hartford, County of Hartford and State of Connecticut, is the owner of a certain tract of land situated in the Town of West Hartford and known and described as follows:

Lots Nos. 9, 10, 11, 12, 13, 17, 18, 19, 20, 21, 22 and 23 on map entitled "Section One, Bel-Crest, Property of Bel-Crest, Inc., West Hartford, Conn., May 1940, scale 1" = 100', Jenkinson & Martelli, Civil Eng'rs.," on file in the Town Clerk's office in said West Hartford to which reference is hereby made for a more particular description;

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HERE

WH

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WHEREAS C. TAYLOR GABRIEL and DOROTHY F. GABRIEL, both of said West Hartford, are the owners of a certain piece or parcel of land known as Lot No. 14 upon the aforementioned map; and

WHEREAS BARBARA JARRELL and ELEANOR LASSELL, both of said West Hartford, are the owners of a certain piece or parcel of land, as Lot No. 16 upon the aforementioned map; and

WHEREAS it is the desire and intention of the aforementioned owners of said lots to create a uniform plan of development for the property hereinbefore mentioned, and to impose building restrictions thereon which are to be inserted in all deeds conveying title to any part of the above premises;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the premises Bel-Crest, Incorporated, C. Taylor Gabriel, Dorothy F. Gabriel, Barbara Jarrell and Eleanor Lasell, for themselves, their heirs, successors and assigns, do hereby covenant and agree to insert in each and every deed conveying title to any part of the above premises, the following restrictions:

(a) All of the aforementioned lots on said map shall be described as residential lots and no structure shall be erected on any residential building plot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars; nor shall any trailer, basement, tent, shack, garage, barn or other out-building erected on the premises be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

(b) No building shall be located nearer to the front lot line or nearer to the side street line than the building set back lines shown on the recorded plat. No building shall be located nearer than 8 feet to any side lot line except that the side line restriction shall not apply to a detached garage or other outbuilding located 75 feet or more from the front lot line.

(c) No residential structure shall be erected or placed on any building plot which plot has an area or less than 9,000 square feet nor a width of less than 60 feet at the front building setback line.

(d) No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(e) No persons of any race except the white race shall use or occupy any building on any lot except that this covenant shall not prevent occupancy by domestic servants of a different race employed by an owner or tenant.

(f) No building shall be erected, placed or altered or permitted to remain on any building plot in this sub-division until the external design and location thereof have been approved in writing by the said Bel-Crest, Incorporated, its successors or assigns, hereinafter designated as the Committee. However, in the event that the said Committee fails to approve or disapprove such design or location within thirty (30) days after such plans have been submitted to it, then such approval will not be required. The completion of construction, alteration or placement of a structure for thirty (30) days shall be construed as prima facie evidence of the Committee's approval. In any case, either with or without the approval of the Committee, no dwelling costing less than \$5,000 shall be permitted on any lot in the property herebefore described, and the ground floor area of the main structure shall be not less than 650 square feet in case of a one-story structure, nor less than 550 square feet in the case of a one and one-half, two, or two and one-half story structure.

(g) These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1965, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

(h) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other persons or person owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(i) Invalidity of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

The covenants and agreements herein contained are for the benefit of each and every lot heretofore or hereafter sold in said development.

IN WITNESS WHEREOF the parties hereto have caused these presents to be executed and their respective seals to be hereunto affixed this 22nd day of October, 1940.

Signed, sealed and delivered in the presence of:

Ralph C. Dixon
John W. Chapman

Ralph C. Dixon
Helen H. Fitzgeorge

Ralph C. Dixon

John W. Chapman

(Corp. Seal)
BEL-CREST, INCORPORATED
By Richard H. Bell
Its President

C. Taylor Gabriel L. S.
Dorothy F. Gabriel L. S.

Barbara Jarrell L. S.

Eleanor Lasell L. S.

STATE OF CONNECTICUT
COUNTY OF HARTFORD

ss.

West Hartford, October 22, 1940

Personally appeared RICHARD H. BELL, the President of Bel-Crest, Incorporated, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed and the free act and deed of said corporation, before me,

Ralph C. Dixon
Notary Public.

(Seal)

STATE OF CONNECTICUT }
COUNTY OF HARTFORD } ss.

West Hartford, October 22, 1940

Personally appeared C. TAYLOR GABRIEL and DOROTHY F. GABRIEL, signers and sealers of the foregoing instrument, and severally acknowledged the same to be their free act and deed, before me,

Ralph C. Dixon
Notary Public.

(Seal)

STATE OF CONNECTICUT }
COUNTY OF HARTFORD } ss.

West Hartford, October 28, 1940

Personally appeared BARBARA JARRELL and ELEANOR LASELL, signers and sealers of the foregoing instrument, and severally acknowledged the same to be their free act and deed, before me,

Ralph C. Dixon
Notary Public

(Seal)

Received 9:00 a.m. Oct. 30, 1940.
(R/S/V.B. m.k.)

RELEASE OF MORTGAGE

BE IT KNOWN BY THESE PRESENTS, That CONNECTICUT GENERAL LIFE INSURANCE COMPANY a corporation organized and existing under the laws of the State of Connecticut, does hereby release a certain Mortgage Deed made by Eleanor Lasell and Barbara Jarrell to Connecticut General Life Insurance Company dated August 5, 1940, and recorded in the Town Clerk's Office of the Town of West Hartford, County of Hartford, in the State of Connecticut in Vol. 154, page 375, and does also hereby acknowledge payment in full of the debt secured by said mortgage.

IN WITNESS WHEREOF, said CONNECTICUT GENERAL LIFE INSURANCE COMPANY has caused its corporate seal to be hereto affixed, and this instrument to be executed by its Vice-President and attested by its Ass't. Secretary, at Hartford, in the State of Connecticut, this the twenty-eighth day of October, 1940.

(Corp. Seal)
CONNECTICUT GENERAL LIFE INSURANCE COMPANY
By R. H. Cole
Vice-President.

Attest:
C. G. Worsnam,
Assistant Secretary.

Signed, Sealed, and Delivered
in presence of

P. H. Finley

M. McKerracher

Hartford, Connecticut October 28, 1940

STATE OF CONNECTICUT, }
COUNTY OF HARTFORD, } ss.

Personally appeared the Connecticut General Life Insurance Company by R. H. Cole, its Vice-President, signer and sealer of the foregoing instrument, who acknowledged the same to be his free act and deed, and the free act and deed of said CONNECTICUT GENERAL LIFE INSURANCE COMPANY, before me.

R. O. Fowler,
Notary Public.
My Commission expires: January 31, 1943.

(Seal)

Received 9:01 a.m. Oct. 30, 1940.
(R/S/V.B. m.k.)

CONNECTICUT CONSTRUCTION MORTGAGE DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That BEL-CREST, INCORPORATED, a Connecticut corporation located in the Town of West Hartford, County of Hartford and State of Connecticut for the consideration of one dollar and other valuable considerations received to its full satisfaction of CONNECTICUT GENERAL LIFE INSURANCE COMPANY, a Connecticut corporation located in the Town of Hartford, in said County and State, does give, grant, bargain, sell and confirm unto the said Connecticut General Life Insurance Company, its successors and assigns forever, a certain piece or parcel of land, with the buildings thereon, situated on Foxridge Road, in said West Hartford known as Lot No. 17 on map entitled "Section One, Bel-Crest, Property of Bel-Crest, Inc., West Hartford, Conn., May 1940, scale 1" = 100', Jenkinson & Martelli, Civil Eng'rs.," on file in the Town Clerk's office in said West Hartford, bounded and described as follows:

NORTHERLY by land now or formerly of W. S. Locke, Trustee, one hundred fifteen (115) feet;

SOUTHEASTERLY by Lot No. 18 on said map, two hundred eight and 79/100 (208.79) feet;

SOUTHERLY by Foxridge Road forty-five (45) feet; and

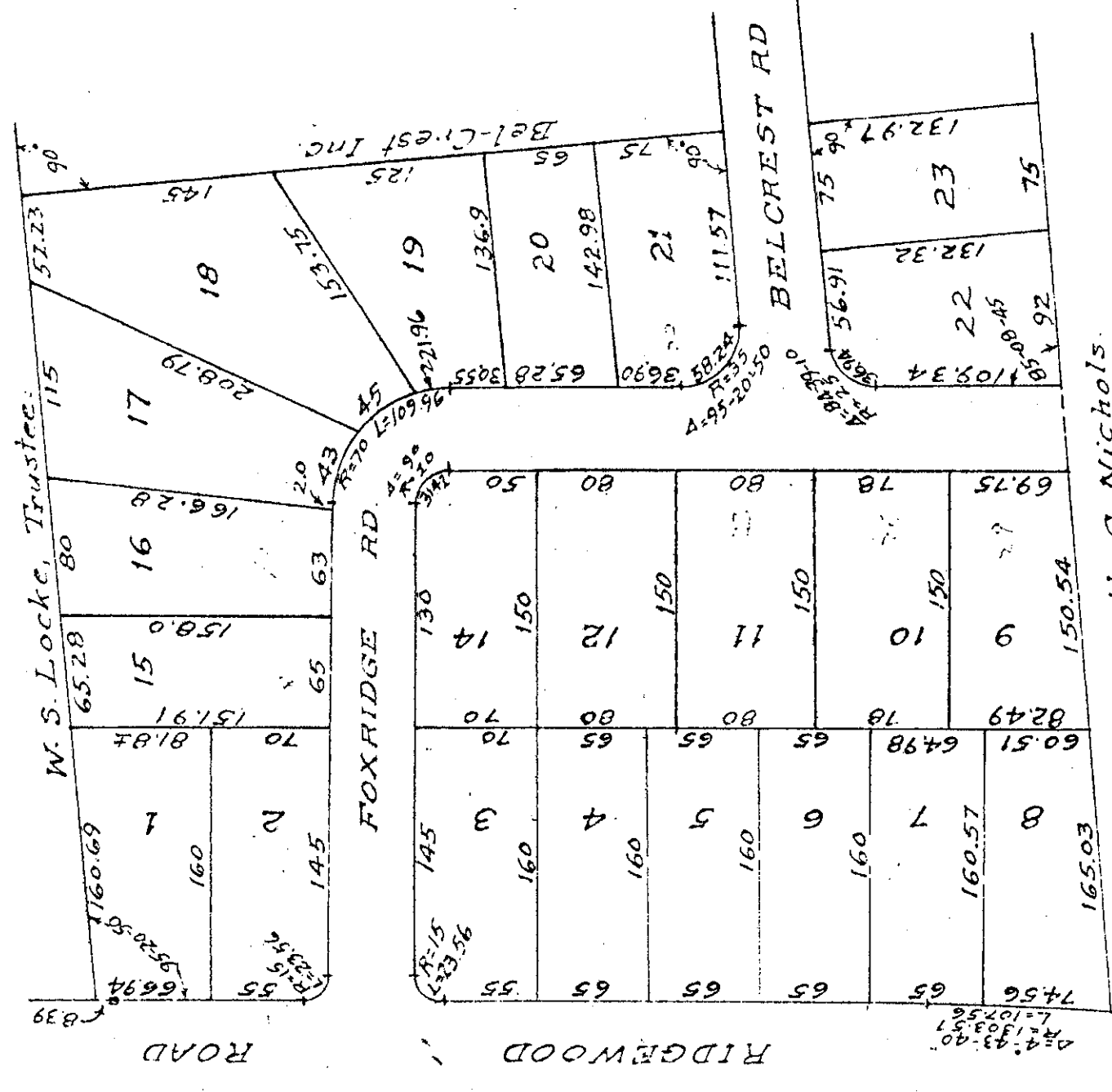
WESTERLY by Lot No. 16 on said map, one hundred sixty-six and 28/100 (166.28) feet.

end
here

Filed Feb 27, 1941 Vol. 158 p. 419.
Carlyle C. Thompson, Town Clerk

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Section One
→ BEL-CREST →
Property of
Bel-Crest Inc.
West Hartford, Conn
May 1940 - Scale 1"=100'
Jenkinson & Martelli, Civil Engineers

Received June 18, 1940.
C. C. Thomson, Town Clerk.

Elizabeth C. Nichols.
The layout of new streets shown hereon
is approved in accordance with G.S. Sect. 1436
R. S. Soomoio, Town Manager
Date June 18, 1940

We hereby certify that this map
is substantially correct.
Jenkinson & Martelli, C. P. Martelli.