

Trout Brook Ridge
subdivision by
Hillside Homes, Inc

Learn more about racial covenants at OnTheLine.trincoll.edu

see
also
map
#270
at
end

THIS DECLARATION made this 26th day of May, 1941, by THE HILLSIDE HOMES CORPORATION, a corporation organized under the laws of the State of Connecticut, having its principal office at No. 983 Main Street, Hartford, Connecticut,

WITNESSETH:

WHEREAS, The Hillside Homes Corporation, is the owner of a certain property situated in the town of West Hartford, County of Hartford, State of Connecticut, being bounded and described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 and 41 as delineated and so numbered on map entitled "Map of Trout Brook Ridge situated in the Town of West Hartford, Hartford County, Conn." dated March 21, 1941 and filed in the office of the Town Clerk of the Town of West Hartford, May 16, 1941; and

WHEREAS, said The Hillside Homes Corporation contemplates the improvement of said premises with certain dwelling houses and contemplates conveying the said premises to individual purchasers thereof; and

WHEREAS, said The Hillside Homes Corporation desires to place certain restrictions upon said premises which shall be binding upon all purchasers of individual lots, mortgagees, and their heirs, executors, administrators, successors and assigns,

NOW, THEREFORE, THIS INDENTURE WITNESSETH:

That said, The Hillside Homes Corporation for the benefit of itself, its successors and assigns, and in consideration of the premises and for the purpose of carrying out the intention above expressed, does hereby make known, publish, declare, covenant and agree that the parcels of land hereinbefore set forth shall hereafter be subject to the following covenants and restrictions which shall hereafter be taken to be real covenants running with the land and binding upon all purchasers and owners thereof, and any owners and mortgagees of any portion of said premises, their heirs, executors, administrators, successors and assigns:

FIRST: No Part of the premises hereinabove described shall be used for any purposes not permitted in a zone marked "Residential" under the zoning laws of the Town of West Hartford, now in force.

SECOND: All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain 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.

THIRD: 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 said line restriction shall not apply to a detached garage or other out-building located 65 feet or more from the front lot line.

FOURTH: No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5,500 square feet nor a width of less than 55 feet at the front building setback line.

FIFTH: No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.

SIXTH: No persons of any race other than the white race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

SEVENTH: No trailer, basement, tent, shack, garage, barn or other out building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

EIGHTH: No dwelling costing less than \$3500. shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 600 square feet, in the case of one and one-half, two, or two and

one-half story structure.

NINTH: An easement is reserved over the rear five feet of each lot for utility installation and maintenance.

TENTH: These covenants are to run with the land and shall be binding on the undersigned and all persons claiming under it until January 1, 1967, 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.

ELEVENTH: If the undersigned, or its successors or assigns, or any of them shall violate or attempt to violate any of the covenants herein it shall be lawful for any other party, person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the party, person or persons violating or attempting to violate any such covenant and either to prevent it, him or them from so doing or to recover damages or other dues for such violation.

TWELFTH: Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

IT IS UNDERSTOOD AND AGREED that the foregoing restrictions are intended to cover the above property only and are not to be extended to any other property of the declarants by implication or otherwise, unless by a like declaration in writing and duly recorded.

IN WITNESS WHEREOF, the party hereto has caused this instrument to be signed by its duly authorized officer and its seal to be affixed the day and year first above written.

WITNESSED BY:

Naomi Wesser

R. T. Becker

(Corp. Seal)
THE HILLSIDE HOMES CORPORATION
By Arnold Holzer
(Vice-President)

STATE OF NEW YORK

COUNTY OF NEW YORK

} ss. New York

May 26, 1941.

Personally appeared ARNOLD HOLZER, Vice-President as aforesaid, 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 THE HILLSIDE HOMES CORPORATION, before me.

Jacob Fox
Notary Public.

Jacob Fox, Notary Public, Bronx County
Bronx Co. Clk's No. 121, Reg. No. 89-F-42
Cert. filed in N. Y. Co. No. 376, Reg. No. 2-F-224
Commission expires March 30, 1942.

Received 1:45 p.m. June 17, 1941.

KNOW ALL MEN BY THESE PRESENTS, That The Hartford-Connecticut Trust Company, a corporation organized and existing under and by virtue of the banking laws of the State of Connecticut, with its principal office in the City of Hartford, acting herein by H. M. Kenyon, its Treasurer, he being hereunto duly authorized, does hereby release and discharge a certain mortgage from Hazel C. Dunning of the Town of West Hartford, County of Hartford and State of Connecticut to The Hartford-Connecticut Trust Company, dated the 20th day of October, 1932, and recorded in the records of the Town of West Hartford in Volume 108, page 601, to which reference may be had.

IN WITNESS WHEREOF The Hartford-Connecticut Trust Company has caused these presents to be executed and its corporate seal to be hereunto affixed this 19th day of January, 1935.

Signed, sealed & delivered
in the presence of:

M. S. Pomeroy

A. B. Betts

(Corp. Seal)
The Hartford-Connecticut Trust Company

By H. M. Kenyon L. S.
Its Treasurer

STATE OF CONNECTICUT)

COUNTY OF HARTFORD)

} ss.

Hartford January 19th, 1935.

Personally appeared H. M. Kenyon, Treasurer of The Hartford-Connecticut Trust Company, and declared that as such officer he signed the foregoing instrument and caused the corporate seal of said Company to be thereto attached and that the same is his free act and deed and the free act and deed of the said corporation, before me

(Seal)
Received 1:45 p.m. June 17, 1941.

A. B. Betts
Notary Public.

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

KNOW YE, That we, SAMUEL H. COHEN and PAULINE R. COHEN, both of the Town of Hartford, County of Hartford and State of Connecticut, for the consideration of Eighty-five Hundred (\$8500.00) Dollars received to our full satisfaction of MORGAN B. BRAINARD, L. EDMUND ZACHER and ARTHUR P. DAY, all of the said Town of Hartford in said County and State, as they are the United States Trustees of the Scottish Union and National Insurance Company, a corporation organized and existing under Act of Parliament of Great Britain and Ireland and having an office and place of business in said Town of Hartford, do, give, grant, bargain, sell and confirm unto the said Trustees, their successors and assigns forever, a certain piece or parcel of land with buildings thereon, situated on the West side of Bretton Road, in the Town of West Hartford, County of Hartford, State of Connecticut, known as lot #2 on a certain map entitled "Map of Bretton Road, West Hartford, Connecticut, property of W. S. Lines and Fred Kenyon, scale 1" = 50', May 1922, F. B. Chamberlin, Eng." on file in the Town Clerk's Office in said Town

map 270 WH see Land Records 1164, 1168

CARL G. DAHL SUBDIVISION
(RECORDED MAP, SEE TOWN PLAN 33)

BUILDING LOTS OF FREDERICK LEE



I, Harold R. Becker, the surveyor who made this map, do hereby certify that it was completed March 21, 1941, that it is substantially correct and that the property complies with town zoning laws.

Harold R. Becker
Box 3072, Danbury, Conn.
Conn. License 1106.

MAP OF
TROUT BROOK
RIDGE
SITUATED IN THE TOWN OF
WEST HARTFORD
HARTFORD COUNTY, CONN.

MARCH 21, 1941.

OWNER
THE HILLSIDE HOMES CORP.

PARK ROAD

TROUT BROOK DRIVE

HAROLD R. BECKER
CIVIL ENGINEER & LAND SURVEYOR
Tuckahoe & N.Y. or
Box 3072, DANBURY, CONN.

• Denotes W.H.M.B. Merit-Stone set.

A PROJECT OF THE
N.K. WINSTON & CO., INC.

SCALE: 1"=50'