

## Statement

of

GENE DeMAMBRO of Dewittville,  
New York, as Trustee, under trust  
agreement dated January 15, 1959

## Statement of Restrictions

Dated October 4, 1962

Acknowledged October 4, 1962

Recorded in liber 96 of Miscellaneous

Records at page 177, Oct. 4, 1962

It is hereby determined that all the land

known as "Chautauqua Shores", as shown on Map prepared by R. E. Pratt, P.

E. and Licensed Land Surveyor, dated February 3, 1959, being Map #56,  
Section G, Cabinet 2, Filed in the Chautauqua County Clerk's Office, on

October 4, 1961, is subject to covenants and restrictions, which are to run with  
the land, and which are intended to give each and every owner of land in said  
"Chautauqua Shores" as well as the said Gene DeMambro, Trustee, and their  
successors and assigns, the right to enforce the same by appropriate court  
proceedings, as follows:

1. No lot shall be used for other than single family dwelling purposes.
2. Only one single familydwelling not more than one and one half stories in height plus a garage for the private use of owner, large enough to store 3 automobiles, shall be placed on any lot,
3. Minimum building costs for each residence including the garage, but not including the cost of the lot, shall be \$15,000.00 on all lots north of Crestwood Drive and \$10,000.00 on all lots south of Crestwood Road and park. This restriction is based on the purchasing value of the U.S. Dollar as of July 1, 1959, predicated on the cost of Living Index issued by the U. S. Department of Commerce. The establishment of this basis being intended to secure substantial uniformity in the type, size and character of residences which shall be produced.

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of \$500 included in this sale?

Yes  No

4. If yes, indicate the value of the personal property included in the sale.

\$ N/A

U  
F  
R  
T  
G

Sale Contract Executed More than One Year Prior to the Date of Sale  
Buyer or Seller is a Government Agency or a Lending Institution  
Deed Type is Not Warranty or Bargain and Sale (Specify Deed Type)  
Sale of Fractional or Less than Fee Interest (Specify)  
Other unusual factors affecting sale price (Specify)

4. No building shall be constructed on any lot so that any part thereof shall be closer than 20 feet to the front line or 15 feet to any side street line, nor closer than 10 feet from the side and back lot line. In the event that two adjacent lots are used for the erection of a single residence, it shall be considered as one lot from the standpoint of the restrictions herein set forth.

5. No building shall be constructed on any of the lakefront lots, closer than 100 feet from the lake line.

6. No buildings of any kind shall be permitted on the 16 foot wide corridors leading to the lake, which shall be used only as a right of way to the lake by the owner of the parent lot. Such 16 foot corridors shall not be sold separately from the parent lot. Parking of vehicles on such corridors shall not be permitted beyond 30 feet from the street line.

7. An easement or right of way is reserved over the rear and side 5 feet of each lot by the grantors and their successors and assigns for the installation and maintenance of public utilities, including gas, electricity, water, drainage, sewers, or any similar systems.

8. There shall be granted to each and every owner of a lot in "Chautauqua Shores", their families and guests, and easement or right of way to pass over ways designated as private playgrounds, parks or beaches, and over any road or drive indicated on the allotment map, to allow free access to Chautauqua Lake.

9. By accepting this deed, the grantees agree that the foregoing restrictions are made as part consideration of the purchase of the above described lands, shall be treated as covenants attached to and running with the land, and shall be binding upon them and all subsequent owners, provided, however, that these covenants may be changed, modified, or discharged at any time by the filing in the records of Chautauqua County, New York, of a

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Mayville, New York

Street Name & Number

Chautauqua

City / Town

14722

Zip Code

Barbara J. Eichelberger

Name (Print or Type)

108 / 60

Date

New York

State

Date

State

Zip Code

COPY

Telephone

Telephone

written document, executed by the owners of record of all of the lots in "Chautauqua Shores".

Should any part of the foregoing covenants be adjudged invalid, such judgment shall not affect the validity of the other provisions herein.

GENE DeMAMBRO of Dewittville,  
New York, as Trustee under Trust  
Agreement, dated January 15, 1959  
to

GENE D. REALTY, INC., a New York  
Corporation, Valley Street, Mayville,  
New York (No street number)

Warranty Deed dated September 10, 1963  
Acknowledged September 23, 1963  
Recorded in liber 1226 of deeds  
at page 276, September 24, 1963

Consideration \$1.00 and more  
Conveys premises in question and more,  
described as follows: All that tract or  
parcel of land, situate in the Town of  
Chautauqua, County of Chautauqua and  
State of New York, distinguished as being  
part of Lot No. 25, Township 3 and Range 13 of the Holland Land Company's  
Survey, and described as follows: Beginning at the intersection of the south bounds  
of Chautauqua Institution with the center of the State Highway known as Route 17J  
thence southeasterly along the arc of a curve of 1910 feet radius, 179.53 feet to  
the end of the center line curve; thence southeasterly bearing 65 degrees 28  
minutes from the South Bounds of Chautauqua Institution 1161.38 feet to an angle  
in said road center line; thence southeasterly deflecting 2 degrees, 53 minutes  
to the left, 715 feet to another angle point in said road center line; thence  
southeasterly deflecting one degree, 25 minutes to the left 427.64 feet along  
the said road center to its intersection with the southeasterly bounds of the  
former lands of Martin Whallon; thence northeasterly turning at an interior

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Signature: Barbara J. Fichelberger City/Town: Chautauqua  
Name (Print or Type): New York State: New York Zip Code: 14722  
Date: 10/8/60 Telephone: 176789-5720