

Said premises are likewise conveyed subject to the restrictions hereinafter set forth, the benefit of which shall attach to so much of other land owned by the grantor as is included within the area shown as Lots 70 through 90, both inclusive, on a plan of land entitled "Peacock Farms Section VI Subdivision of Land in Lexington, Mass." recorded in Middlesex South District Registry of Deeds, Book 11257, Page 595, (of which land a portion is registered land, the registered portion being shown on Land Court Plan 27502 B as Lots 2 through 15, both inclusive, registered land Lot 2 corresponding to Lot 70 on said Plan recorded at Book 11257, Page 595, registered land Lots 6 through 11, both inclusive, corresponding to Lots 6 through 11, both inclusive, on said Plan, and registered land Lots 3, 4, 5, 12, 13, 14 and 15 forming part of Lots 71, 81, 82, 89, 90, 76 and 75 on said Plan):

1. No building shall be erected on the premises except one single-family dwelling house, one garage for not more than two automobiles and other usual outbuildings.
2. Not more than one family shall occupy the dwelling house at one time, and no family shall occupy any other building on the lot at any time as a dwelling, except that persons employed by the owners of the property for the time being may occupy living quarters in the garage. No building shall be used for any purpose except in connection with the occupancy of the dwelling house for residence purposes.
3. After erection of the initial dwelling house to be erected on the above-described premises, no building, fence, wall or other structure shall be erected upon and no major change shall be made in the landscaping of the above-described premises except with the approval in writing of the Pleasant-Brook Association (and, if any part of the granted premises constitute a portion of the land conveyed by Mason to Compton by deed dated June 12, 1952, recorded at said Deeds in Book 7918, Page 378, then the written approval of Peacock Farms Association shall also be necessary) which approvals shall not be unreasonably withheld, to the end that the entire development of which the granted premises are a part shall constitute a harmonious whole, and provided that any subsequent purchaser or mortgagee may conclusively presume that this restriction has been complied with unless a certificate shall have been recorded and/or registered with Middlesex South District Deeds by Pleasant-Brook Association (or by Peacock Farms Association, if approval is required as stated above) specifying breach thereof and, in general language, the nature and extent of such breach.
4. No animals or birds shall be kept on the premises for commercial purposes or in any manner so as to be unreasonably offensive to the neighborhood for residence purposes.

5. No business, trade, manufacturing or industrial use shall be made of the premises at any time, but professional activities within the dwelling, such as medical, architectural, legal services, and the like are not prohibited by this restriction, provided (1) the building shall not be structurally erected or altered for this purpose so as to appear to be other than a dwelling, and (2) no sign shall be placed on the premises except one inconspicuous professional sign attached to the dwelling. No sign other than as hereinbefore stated and one sign advertising the property for sale shall be erected or maintained on the premises.
6. The grantees, for themselves, and their heirs, executors, administrators and assigns, agree to convey to the Town of Lexington on request and without charge, the fee of or an easement in that part of the granted premises lying within any street shown on the said plan and to make no claim for damages on account of a taking thereof by said Town.
7. Any or all of the foregoing restrictions may be modified, amended or released as to all or any part of the land subject thereto or having the benefit thereof by written declaration recorded and/or registered with said Deeds executed by Pleasant-Brook Association

(and, where applicable pursuant to paragraph 3 hereof, also by Peacock Farms Association) provided, however, that no such amendment imposing any additional or greater restriction shall be applicable to any part of the said land unless consented to in writing by the then owner of the said part.

Said premises are also conveyed together with such other encumbrances of record, if any (including without limitation certain rights granted to the Town of Lexington), as are now in force and applicable to the extent that the same are now in force and applicable; and the grantor reserves for itself, its successors and assigns the right to do such banking and sloping as may be necessary or convenient for the construction of any street shown on the said plan to the satisfaction of the Town of Lexington and to enter the premises for said purposes.