

COPY OF  
RESTRICTIONS IN  
**College Heights Estates**  
*Overlooking University of Maryland*  
AS IMPOSED ON THE SUBDIVISION BY

DECLARATION OF  
**College Heights Estates, Inc.**

▼  
**College Heights Estates**  
COMPANION DEVELOPMENT TO  
**College Heights**  
*"Lots" of Natures Beauty*

▼  
*Carefully read and preserve this booklet. See notice inside.*

## NOTICE

Sites in COLLEGE HEIGHTS ESTATES will be conveyed by College Heights Estates Inc., subject to the provisions as imposed on the subdivision by Declaration of College Heights Estates, Inc., dated March 2nd, 1938, and recorded among the Land Records of Prince Georges County, Maryland, of which the within is a copy.

As the restrictions, easements, covenants, conditions, etc., affecting COLLEGE HEIGHTS ESTATES are contained only in this instrument and will not be repeated in the Deeds from the corporation to purchasers, it is essential that, for their information and guidance, purchasers should carefully read and preserve this pamphlet; upon sale, the pamphlet should be given to the subsequent purchaser.

In every contract of sale or mortgage of land in COLLEGE HEIGHTS ESTATES or conveyance by Deed, a proper reference should be made in the conveyance to the Declaration.

COLLEGE HEIGHTS ESTATES, Incorporated



RESTRICTIONS IN  
**College Heights Estates**

as Imposed on the Subdivision by

DECLARATION OF

*College Heights Estates, Incorporated, dated March 2nd, 1938, and recorded among the Land Records of Prince Georges County, State of Maryland, in Liber 498 Folio one.*

THIS DECLARATION made this 2nd day of March, 1938, by COLLEGE HEIGHTS ESTATES, Incorporated, (hereinafter called the company), as the present owners of all the land within the boundaries of the subdivision known as COLLEGE HEIGHTS ESTATES, Plat No. 1, Block 1 and parts of Blocks 2 and 3 and Lot "A," Berwyn and Riverdale Districts, in Prince Georges County, Maryland, as the same is platted and recorded among the land records of said County, and the said plat is hereby expressly made a part hereof.

WITNESSTH that WHEREAS, the company is developing COLLEGE HEIGHTS ESTATES and opening up, laying out and improving the streets shown on said Plat No. 1, and may hereafter lay out and improve streets and sites elsewhere in said subdivision and is offering for sale the sites shown on Plat No. 1 of COLLEGE HEIGHTS ESTATES, and is desirous of subjecting all of the sites in COLLEGE HEIGHTS ESTATES to certain covenants, agreements, easements, restrictions, conditions and charges as herinafter set out; and

WHEREAS, for the purpose of: First, protecting purchasers of sites in said subdivision by establishing reasonable restrictions, to enhance the value of all sites and maintain a high standard of home ownership and to assure the purchasers of same of uniformity in the development of said subdivision. Second, facilitating the sale by the said company, or its successors or assigns, of the land in said subdivision by reasons of its ability to so assure such purchasers of such uniformity and protection; and Third, to make certain that said restrictions shall apply uniformly to all sites in said subdivision to the mutual advantage of said company and all those who may in the future claim title through the said company; and

