

RWT 37-14  
03/15/91

DECLARATION OF PRESERVATION COVENANTS  
AND RESTRICTIONS

March 25, 1991

W I T N E S S E T H

WHEREAS, FLOYD A. LYON, as the owner of certain real property, commonly known as 55 Main Street Roslyn, New York 11576, Section 7, Lot 554, Block #B, and as the Henry W. Eastman Dower Cottage, Circa 1865, (referred to hereafter as the "Residence") and being more particularly bound and described as follows:

All that certain plot, place or parcel of land, with the buildings and improvements thereon erected, situated, lying and being at Roslyn, Town of North Hempstead, County of Nassau and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Main Street distant 238.53 feet northerly from the corner formed by the intersection of the northerly side of Paper Mill Road with the easterly side of Main Street; running thence along the easterly side of Main Street NORTH 27 degrees 30 minutes 38 seconds WEST 42.49 feet to land now or formerly of Goldberg and Boguski; thence along said land NORTH 73 degrees 29 minutes 22 seconds EAST 266.10 feet to a monument at Town of North Hempstead Park Lands; thence along said lands SOUTH 4 degrees 05 minutes 10 seconds EAST 50.91 feet; thence ~~ALONG~~ Lot 555 in Block B of Section 7, Nassau County Tax Map, the following three courses and distances;

Section 7  
Block B  
Lot 554 & 555  
Sheet 1  
JUN 7 1991



(1) SOUTH 75 degrees 04 minutes 30 seconds WEST 136.29 feet;  
(2) NORTH 88 degrees 31 minutes 20 seconds WEST 51.40 feet;  
(3) SOUTH 62 degrees 50 minutes 47 seconds WEST 63.00 feet  
to the easterly side of Main Street, to the point or place  
of Beginning; containing 11,038 square feet. Together with  
an easement for ingress and egress over and through the  
southerly remainder of Lot 555, which easement is described  
as follows; BEGINNING at a point on the southerly line of  
Lot 555 distant 23.20 feet westerly from the Town Park  
Lands, when measured along the southerly line of Lot 555,  
running thence along said southerly line SOUTH 75 degrees 04  
minutes 30 seconds WEST 28.80 feet; thence NORTH 14 degrees  
55 minutes 30 seconds WEST 30.00 feet; thence 15.71 feet  
along the arc of a curve to the left whose radius is 10.0  
feet; thence SOUTH 75 degrees 04 minutes 30 seconds WEST  
64.71 FEET; thence NORTH 14 degrees 55 minutes 30 seconds  
WEST 10.0 feet to a point on the southerly line of the first  
described parcel; thence along said line NORTH 75 degrees 04  
minutes 30 seconds EAST 103.51 feet; thence SOUTH 14 degrees  
55 minutes 30 seconds EAST 50.00 feet to the Point or Place  
Of Beginning.

Being a portion of the premises conveyed to the Grantor  
herein by deed dated September 13, 1982, and recorded with  
the Nassau County Clerk on September 20, 1982 in Liber 9430,  
cp 374 and being the same premises conveyed by the Grantor  
herein to himself by deed dated March 6, 1990, and recorded  
with the Nassau County Clerk on March 27, 1990 in Liber



10056, cp 567. Said premises is known as Number 55 Main Street, Roslyn, New York.

**WHEREAS**, the owner desires to impose Preservation Covenants and Restrictions on the use of the premises for the purpose of preserving the existing architectural character and detail of the Residence which lies within the Historic District in the Incorporated Village of Roslyn, and

**WHEREAS**, the owner desires to assign the right to enforce the Preservation Covenants and Restrictions herein imposed to the Roslyn Preservation Corporation, a non-for-profit corporation, existing under the laws of the State of New York and having its principal place of business at 105 Main Street, Roslyn, New York 11576 (hereinafter referred to as "RPC"),

**WHEREFORE**, the following Preservation Covenants and Restrictions, which shall run with the land and bind the owner and all other persons and parties claiming through the owner and for the benefit and limitation upon all future owners of said property and for the benefit and limitation of all present and future owners of property and residents within the Historic Village of Roslyn, are hereby declared:

EXTERIOR OF THE PREMISES

1. No exterior alteration or addition to the premises, including the changing of exterior paint colors, shall be undertaken nor shall any portion of the premises be demolished or removed, nor shall any external structure be erected, without prior written consent of RPC, its assigns or successors, as

restoration using the same materials or the same design would be unfeasible or be unreasonably expensive after application of awarded damages or collected insurance proceeds, then the owner in such cases may either decline to rebuild or restore the premises, or if he or she elects to rebuild or restore, may use other materials and designs, provided the drawings and specifications of the new Residence meet with the approval of RPC or its assigns or successors, which approval shall not be unreasonably withheld.

MAINTENANCE OF THE PREMISES

8. Owner agrees to assume the total costs of continued maintenance, repair and administration of the Residence and the premises so as to preserve the historically significant characteristics of the features, materials, appearance, workmanship and environment thereof. Nothing herein shall prohibit owner from seeking financial assistance for the foregoing purposes from any sources available to him.

INSPECTION

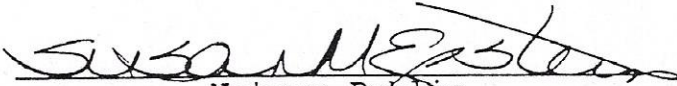
9. RPC may inspect the Residence and premises annually to insure that the owner is in compliance with the restrictions hereby imposed. Such inspections shall be made at reasonable hours and only after prior notice to the owner. The right of inspection shall be assignable by RPC as hereinafter provided. The failure of RPC to exercise this right of inspection for any period of time, however, shall under no circumstances be construed as a waiver of such right.



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STATE OF NEW YORK    )  
                                  ) ss.:  
COUNTY OF NEW YORK    )

On this 25 day of March, 1991, before me personally came FLOYD A. LYON, to me known and known to me to be the individual described in and who executed the foregoing instrument and acknowledged to me that he executed the same.

  
Notary Public

SUSAN M. EPSTEIN  
Notary Public, State of New York  
No. 01EP4812268  
Qualified in Nassau County  
Commission Expires October 31, 1992

RECORDED

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RECORDED

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