

BUILDING AND SUBDIVISION RESTRICTIONS,
RESERVATIONS, COVENANTS, AND CONDITIONS

1. These restrictions are to run with the land and shall be binding on all parties and all persons until February 25, 1996, on which date these restrictions, reservations, covenants, and conditions shall terminate and end, and thereafter be of no further legal or equitable effect on such premises or any owner thereof; provided, however, that these restrictions, reservations, covenants, and conditions shall be automatically extended for a period of ten (10) years, and thereafter in successive ten-year periods, unless on or before the end of one of such extension periods the owners of a majority of the lots in the subdivision shall, by written instrument duly recorded, declare a termination of the same.
2. If any of the parties hereto or subsequent owners or tenants shall violate any of these restrictions, it shall be lawful for any person owning real property situated in said subdivision to prosecute any proceedings against the violator and shall be entitled to obtain an injunction to prevent him from further violation, or to recover damages due for such violation, and each day's violation shall be considered a separate offense.
3. Such lots, and each and every one thereof, are primarily for single family residential purposes, no apartment house, double house or other multiple-family dwelling SHALL BE ERECTED, PLACED, PERMITTED or MAINTAINED on such premises, or on any part thereof. Establishments selling alcoholic beverages, or loud or offensive businesses are prohibited. Any business operated on the property shall be owned and operated by the owner of the lot. Prior to beginning the operation of any business, a single family residence must be in existence on the lot. The building within which the business is to be operated, if any, shall be built in the rear of the residence and be of similar or like construction as the residence. All supplies, inventory, or materials used in the business shall be kept in an enclosed structure.
4. Residences built thereon shall:
 - A. Have a minimum floor area of 800 square feet, excluding carports, porches, garages, breezeways, etc.
 - B. Have waste disposal systems in accordance with the provisions of Sec. 5a, b, c, Article 4477-1 V.A.T.C.
The drainage of sewage into a road, street, ditch, or open pool is strictly prohibited.
5. All buildings constructed on the property shall be at least 65 feet from the centerline of the roadway and at least 10 feet from the adjoining property line.
6. All buildings should be of good design as to lend to the value of the property of the owners and neighbors and of new construction. No used buildings shall be moved onto the property even if they are to form the nucleus of new construction.
7. Sport or camper type trailers are permitted, provided they are neat and not used as a permanent residence.
8. No lot may be re-subdivided into smaller parcels of less than one (1) acre each. Each such parcel shall be of such configuration and located so that the owner can and will comply with each restriction herein set forth.

9. The boundary lines of the lots herein follow the centerline of a 60-foot road. That portion of said road which is conveyed hereunder is hereby dedicated for use as a road by and for the benefit of the public.

10. All fences shall be set back at least thirty (30) feet from the center of the adjoining road.

11. No noxious or offensive activities shall be carried out upon any lot, nor shall anything be done which may be an annoyance or nuisance to the neighborhood. In this regard, owners shall be responsible to maintain a regular program of brush and weed control.

12. No lot shall be used for outside storage of machinery, non-running automobiles, nor automobiles without current, valid inspection stickers and/or license tags, nor second-hand appliances or other unsightly storage.

13. No lot shall be used as a dumping ground for rubbish, trash, or rubble. Trash, garbage or other waste shall be kept in sanitary containers in accordance with Sec. 4 of 4477-1, V.A.T.C.

14. No owner shall keep more than one horse, or one cow or three sheep or goats for each acre purchased. No swine shall be kept on any lot or tract. Commercial chicken or cattle feeding operations are prohibited.

15. All animal pens and stables shall be clean and in a sanitary condition and shall not be allowed to deteriorate into such a condition that they become a nuisance to other property owners.

Exhibit "A" to Declaration of Covenants, Conditions, and Restrictions and Dedication of Public Utility Easements dated the 15 day of July, 1980.


LARRY E. MADLER, TRUSTEE

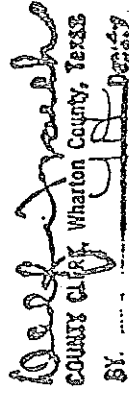
STATE OF TEXAS

COUNTY OF WHARTON

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Wharton County, Texas as stamped hereon by me on



JUL 23 1980


COUNTY CLERK, Wharton County, Texas
BY 

FILED FOR RECORD

 JUL 15 1980

JUL 15 1980

DELVIN MAREZ
COUNTY CLERK, WHARTON CO., TEXAS
