

Norton Farms
Building and Subdivision Restrictions

275658

THIS DECLARATION AND DEDICATION made this 30 day of August, 2007, by NORTON A. RUGELEY, as follows:

WHEREAS, NORTON A. RUGELEY, is the owner of NORTON FARMS, a subdivision located in the William Kincheloe League, Abstract 38, a plat of which is recorded as Slide Number 2237-38 of the Plat Cabinet Records II, Wharton County, Texas and

WHEREAS, NORTON A. RUGELEY, desires to provide for the preservation of the value of the said property for the mutual benefit of himself and for the future owner or owners of said NORTON FARMS, or parts thereof; and, to this end, desires to subject said land to the covenants, conditions and restrictions herein, and to the Public Roadway and Public Utility Easements herein dedicated, each and all of which is for the benefit of the owners of said property;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That NORTON A. RUGELEY declares that said NORTON FARMS is and shall be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, conditions and charges as set forth herein of paragraphs 1 through 11 and made a part hereof for all pertinent purposes.

1. These restrictions are to run with the land and shall be binding on all parties and all persons until August 1, 2027 after which time, these restrictions shall be automatically extended for successive periods of ten (10) years each unless an instrument executed by the then owners of a majority of the lots in said subdivision and / or subsequent period, agreeing to change those restrictions.
2. If any of the parties hereto or subsequent owners or tenants shall violate any of those restrictions, it shall be lawful for any persons owning any real property situated in said subdivision to prosecute any proceeding against the violator, and to prevent him from violation, or to recover damages due for such violation.
3. Improvements constructed on the Property conveyed shall be for residential purposes only. No commercial buildings are to be constructed.
4. Residences built thereon shall be subject to the following:

(a.) Shall have a minimum floor area of 1,500 square feet, excluding carports, porches, garages, breezeways, etc.

- b.) Shall be constructed of not less than 51% brick, redwood, cedar or Hardieplank material and with composition roofs or their equivalent.
 - (c.) Shall be constructed with FHA or equal foundation, framing, roof structure and beams.
 - d.) Shall be constructed so as to front on an adjoining road.
 - (e.) All waste disposal system shall be governed by the State of Texas, Wharton County and local authorities. The drainage of sewage into a road, street, or ditch or open pool is strictly prohibited.
5. All buildings constructed on the Property shall be located to conform to a set back line recorded on the plat of Norton Farms Subdivision.
 6. All buildings should be of good design as to lend to the value of the property of the owners and neighbors.
 7. All fences shall be set back at least 10' from the front property line along the public road.
 8. No noxious or offensive activities shall be carried out upon any lots, nor shall anything be done which may be an annoyance or nuisance to the neighborhood.
 9. 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.
 10. 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.
 11. No owner shall keep more than 2 horses, or 2 cows, or 3 sheep or goats for each acre owned. No swine shall be kept on any lot or tract. Commercial chicken or cattle feeding operations are prohibited.

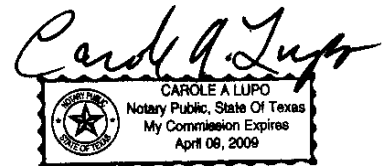
EXECUTED this 30 day of August, 2007.

Norton A. Rugeley
Norton A. Rugeley

STATE OF TEXAS

COUNTY OF Harris

This instrument was acknowledged before me on the 30th day of August, 2007 by NORTON A. RUGELEY.



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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

SEP - 6 2007



Sandra K. Sanders
COUNTY CLERK, Wharton County, Texas
BY *[Signature]* Deputy

FILED FOR RECORD
at 3:45 o'clock P M

SEP - 4 2007

SANDRA K. SANDERS
COUNTY CLERK WHARTON CO. TEXAS
BY *Sandra K. Sanders*

Raymond Harrison
108 Santa Fe
Wharton, TX 77433
Pd 20.00

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