

## **RESTRICTIONS**

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LAKE SHERIDAN ESTATES, Colorado County, Texas according to Map and Plat of said LAKE SHERIDAN ESTATES SUBDIVISION of record in Volume 1, Page 71 of the Map Records of Colorado County, Texas, reference to which is here made for all purposes.

Said land is subject to the building and usage restrictions of record as filed in Volume 333 Pages 211-214 of the Deed Records of Colorado County, Texas, which are as follows:

That we, the owners of the surface of LAKE SHERIDAN ESTATES, a subdivision of 322.25 acres of land, more or less, out of the Ludwig Lindstrand Survey, A-384, and the Wm. Renney Survey A-477, in Colorado County, Texas, as indicated on plat of said LAKE SHERIDAN ESTATES SUBDIVISION, of record in Volume 1, Page 71 of the Map Records of Colorado County, Texas, do hereby declare that all lots in said subdivision shall be and are hereby made subject to the following restrictions, covenants, easements and conditions, as applicable as to such lots not adjoining the lake, to-wit:

1. All of said lots, except Lot No. 225 are hereby designated as residential lots, and shall be used for residential purposes only. There shall be no commercial advertising on premises. Temporary signs such as party directions, etc., must be removed by responsible party immediately following the conclusion of said occasion.
2. No dwelling may be erected on less than a full lot, and only one single-family dwelling may be erected on any lot. No undivided interest of less than a whole lot or tract may ever be sold, assigned or conveyed by any lot owner, unless the purchaser, thereof, purchases the entire lot.
3. Any dwelling erected on said property shall contain not less than 600 square feet of floor space under cover, including porches, but exclusive of garages, and all such dwellings must be finished on the outside, and be of new material.
4. Owner planning to establish a residence or build, must contact the Board of Directors. Plans for any building will be examined and, if approved, a permit will be issued. No campers, trailer (on wheels), tents, shack, barn or garage shall be used as a residence permanently. All buildings must be maintained both structurally and aesthetically. Mobile homes and trailer homes may be placed on Lots 151 through 162 only, and, therefore, must have all wheels removed. Travel trailers and tents shall be permitted on owner's lot for weekends and vacations only.
5. No building shall be set or erected within 50 feet of the lakefront, or 20 feet from the property line adjoining the road or easement, nor within 10 feet of any interior property line.
6. State law requires each residence must be provided with a septic tank or similar disposal plant, with a minimum capacity of 500 gallons, together with adequate drain fields. Such drain fields shall extend no nearer than 50 feet from the water's edge of Lake Sheridan. No outside or pit toilets shall be built or used on said premises, except during construction of permanent improvements. All garbage, trash and other disposable matter shall be promptly burned or hauled away, and shall not be stored, buried or dumped on said premises or allowed to enter the lake.
7. Fencing on said property must be maintained. Barbed wire, game-type or solid fences are prohibited. Residents are encouraged to assist in the upkeep and improvement of islands on the lake; however, no building may be constructed on or placed on said islands.
8. No fences or houseboats shall be allowed in the lake, and no boathouse shall be built on or adjacent to the lake.

9. The lake, parks, roads and private lots shall be kept clean and sanitary by all property owners and their guests. No unlicensed vehicles may be kept on property. No piling of junk outside of storage facilities on said property shall be allowed.
10. No hunting shall be allowed on said premises, and no firearms shall be discharged on or over the lake or on the roads and parks. No target practice will be permitted on said lake premises.
11. No animals, livestock or poultry, including household pets, shall be raised, bred or kept on said premises for commercial purposes.
12. The wooded area of the emergency spillway of the lake may be used as a park and picnic area by the owners of said premises and their guests only.
13.
  - a. The lake is for the benefit of the lot owners, and their guests only. Guests must be accompanied by lot owners.
  - b. Pumping of water from the lake is permanently disallowed unless deemed necessary by the Board of Directors for emergency situations, such as by the fire department, etc.
14. Fishing and swimming shall be allowed in all areas of the lake, but other water sports, such as skiing shall be allowed in the designated areas thereof. Jet skis are prohibited on the lake. The property owners of Lake Sheridan Estates are not responsible for accidents of either owners or their guests. Those who wish to fish, swim, ski or boat on Lake Sheridan must take into consideration the variance in the depth of the lake depending upon the rainfall or lack thereof.
15. Piers may be built by lot owners, but not to exceed 50 feet or  $\frac{1}{4}$  of the distance across from shore to shore, whichever is less. In the main body of the lake, piers shall not extend into the designated ski area more than 50 feet from the shore of property owners' lot. The shore in all cases is defined as the level at which the water would be along properties shorelines when the depth of the water is sufficient to spill over the spillway. Trotlines should not exceed 50 ft. - 25 hooks and should only be left in the lake seven days. All trotlines should be tagged with your name on them. No more than two trotlines to each property owner. Gill nets and traps are not permitted.
16. The owner of each lot shall pay a minimum annual maintenance fee of \$48.00 per year. This fee may be increased, if needed, by a majority vote in writing, to property owners. Written notice of any change will be submitted and should be returned within 30 days. Such maintenance fee shall be and is hereby secured by a lien on each lot. Vote will be based on ballots returned.
17. Easements for installation and maintenance of utilities and drainage facilities are reserved on each lot, as shown on the recorded plat of said premises.
18. These covenants are to run with the land and shall be binding on all parties, and all persons claiming under them for a period of ten (10) years from date hereof, after which time said covenants shall be automatically renewed for successive periods of the (10) years, unless an instrument signed by a majority of the then record owners of such lots has been filed for record prior to the end of such primary 10 year period, or the end of any subsequent 10 year period, agreeing to change said covenants in whole or in part.
19. Invalidation of any one, or more, of these covenants, or any part thereof, by judgment, court order, or waiver, shall in no way effect any of the other provisions, which shall remain in full force and effect.

Adopted January 21, 1993

Restriction 16 was amended by ballot, February 10, 1996; recorded Volume 204, Page 742.

Restriction 13 was amended by ballot, November 17, 1999; recorded Volume 333, Pages 211-214.

Restrictions were retyped April 10, 1997

Restrictions were retyped March 29, 2000

Restriction 16 was amended by ballot, April 30, 2002; recorded Volume 408, Pages 686-689, on July 29, 2002.

Submitted for filing in the Colorado County Courthouse by

Lake Sheridan Estates, Inc.

By \_\_\_\_\_  
Marian Cones

Its \_\_\_\_\_  
Secretary

NOTARY

(Original Document is Notarized)

State of Texas

County of \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2002 by  
**MARIAN CONES.**

(Seal below)

\_\_\_\_\_  
Signature

Title: Notary Public

My Commission Expires: \_\_\_\_\_

Return to:

Lake Sheridan Estates, Inc.

P.O. Box 242

Sheridan, TX 77475