

V I L L A - C A P R I
SUBDIVISION

VILLA CAPRI a subdivision duly recorded in Volume, 160 Page 109 Plat Records of the County Recorders office of WALLER COUNTY, TEXAS. The following covenants and conditions are imposed and in effect running with the land on the property described in contract for deed, together with all previous reservations easements, mineral reservations, covenants of whatsoever affecting the above described property.

#1. THE FOLLOWING LOTS WILL BE ZONED AND DESIGNATED AS COMMERCIAL OR RESIDENTIAL OR FOR SCHOOL OR CHURCHES TO WIT:

Block #1, lots 1 through 23 and inclusive, Block #2, lots 1 to 5 and inclusive and Block #2, lots 40 through and inclusive to 78. Block #3 lots 54 to and through inclusive 58. Block #3 lots through and inclusive 1 to 5 inclusive. Block #4 lots 1 to and through 9 inclusive, and Block #4 lots 61 to and through inclusive 63.

The above lots are to be used as commercial or business use, residential, School or churches. All remaining lots, tracks in the Villa Capri Subdivision are restricted for residential usage only. All businesses or commercial structures are to be built on Slab Foundation of Fire Proof materials, such as brick or Rock Concrete Blocks and completely finished with at least 680 square feet or more in any Commercial structure;

#2. No cess pools shall be dug, used, or maintained on said property, and whenever a residence is established on said property all toilets shall be connected with a septic tank until such time as sanitary sewers may be available for the use in connection with such property. The drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited;

#3. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without back water, and shall have a minimum of 1 - 3/4th square feet (18-inch diameter pipe culvert), culverts, or bridges, must be used for driveways and for walks;

#4. No other structure whatsoever, other than a first-class private residence, with the customary out-buildings or garages shall be lived in as a home. No building may be moved onto this property without the inspection and approval of two officers of the company. THE PERMANENT Residence must be erected on either concrete slab foundation or an inclosed pier and beam foundation. The exterior must have not less than 25% masonry material;

#5. No trailer, basement, tent, shack, garage, barn, or other out-building erected on this property shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence. No building can be erected unless it is surrounded by 3950 square feet of land or more;

#6. No residence shall be erected or placed upon the property herein restricted as residential property which does not contain at least 597 square feet of livable space exclusive of porches, garages, breezeways, servants quarters, completely finished on the outside of new material. Residential property is here meant for the use or erection thereon of a first-class private residence, apartments or duplex, with customary out-buildings, garage and servants houses. No corrugated iron, roll siding, tar paper or similar compositions will be allowed for outside finishing materials. Exterior of residence must be completed before occupancy;

#7. No animals generally considered to be undersirable in a residential subdivision shall be raised, bred or kept on this property except that dogs, cats, fowl, or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose;

#8. No noxious or offensive trade or activity shall be carried on upon this property nor shall anything be done thereon which may be or become an annoyance to the neighborhood;

#9. No building shall be located nearer than 25 feet to the front property line nor nearer than 10 feet to any side street line, nor nearer than 5 feet to the inside property lines;