

# RESTRICTIONS APPLICABLE TO THE LAKE OAKS SUBDIVISION

THE STATE OF TEXAS               X     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HENDERSON

The following restrictions shall apply to the Lake Oaks Subdivision on the Thomas Caro Survey, A-133, Henderson County, Texas, owned by Delia Carter and husband, Delmer H. Carter, and shown of record on Plat of said subdivision recorded in Volume 2, Page 98, of the Plat Records of Henderson County, Texas, except Lots 28 & 29, Block 2, Lot 62, Block 4, Lots 104 & 111, Block 7, and Lots 127 & 128, Block 8:

1. All lots shall be used for residential purposes only and only one family residence may be built on a lot.
2. No trailers, mobile homes, busses, shacks or other makeshift houses or buildings will be permitted in said addition.
3. All buildings must be built of new materials and must be completed within 150 working days after construction begins, and must be painted if not of permanent finish.
4. All residential builds must have not less than 800 square feet of floor space on the water front lots, and not less than 600 square feet of floor space on lots other than waterfront lots.
5. All grass, weeds and wild herbs and natural growth must be kept mowed for sanitary reasons and also for fire prevention.
6. No trails across vacant lots or trespassing will be permitted.
7. No advertising signs will be permitted in said subdivision other than signs 2 ft by 2 ft. advertising particular lots for sale.
8. No obnoxious or offensive activity will be carried on upon any lot or anything carried on thereon that may become an annoyance or nuisance to the neighborhood.
9. No outside toilets shall be permitted on this property, and no temporary living shall be allowed on the property until a septic system is properly installed. All septic tanks and all other construction and activity shall be in accordance with local, county and state sanitary health regulations.
10. No structure or building shall be located nearer than 25 feet to the front line and 5 feet to any interior lot line.
11. All private boat landings which may be installed at the rear of said lots shall be constructed in such manner that dirt and other material shall not erode and be washed into the lake, and the same shall be constructed and maintained in accordance with all Cedar Creek Lake regulations. All soil removal in such boat building construction shall be evenly distributed over the lot or removed from the subdivision.

Any person owning property in this subdivision may enforce these restrictions by proceedings at law or in equity against any person violating or attempting to violate any of these restrictions. EXECUTED this 27th day of May 1965.

/s/ Della Carter

/s/ Delmer H. Carter

The State of Texas  
County of Henderson



Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Delmer H. Carter and Della Carter, his wife, both known to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed and the said Della Carter, wife, of the said Delmer H. Carter, having been examined duly and privily and apart from her husband, and having the same fully explained to her, she, the said, Della Carter, acknowledged such instrument, to be her act and deed, and she declared that she had willingly signed the same for the