

1038/409

WOODCREEK ESTATES
Phase I & Phase II

Declaration of Covenants & Restrictions:

1. No house trailers, mobile homes, tents or other temporary structures, or other similar structures may be erected or moved onto any part of said premises. No prefab or modular homes may be built or placed on these lands, whether used as a major house, or as a support or outbuilding.
2. All buildings or structures erected or maintained on any lot in these subdivisions must have the exterior completed within six (6) months after ground-breaking, and shall not contain less than 1,200 sq. ft. in Phase I, and 1400 sq. ft. in Phase II, of floor space for each residence, exclusive of porches or garages. All construction material must be new or like new material.
3. No junk or abandoned cars or wrecking yard will be permitted nor will any lot be used for dumping trash or garbage.
4. No noxious or offensive trade or activity shall be carried on any lot, nor shall anything be done which may be or become an annoyance or nuisance to others.
5. All property owners must install a driveway (or driveways, if necessary) with culverts, so that no cars are parked on the streets or off-limits to parkings.
6. If the owner of any tract in said subdivision, or any other person shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from doing so or to recover damages or other consideration for such violation.
7. Invalidity of any one or more of these covenants and restrictions by judgement of any court shall in no way affect any of the other covenants, restrictions and provisions herein contained, which shall remain in full force and effect.
8. The restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring property in said subdivisions whether by descent, devise, purchase or otherwise, and any person by the acceptance of title to any lot of these subdivisions shall hereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants. These covenants are to run with the land and shall be binding for a period of 25 years from the date hereof; at the end of such period, said restrictions and covenants shall automatically be extended for a successive period of ten years unless, by vote of three-fourths majority of the then owners of the lots in said subdivisions (each lot having one vote) taken prior to the expiration of said twenty-five year period and filed of record in Van Zandt County, it is agreed to amend or release same.
9. No buildings shall be nearer than fifteen (15) feet to either side or rear of property lines. The minimum set-back of all buildings from the front property lines shall be 25-ft. and 15 ft. on side streets or corner lots.
10. There is reserved in, on, over, under and through each tract, an easement ten (10) feet in width along the front, back or either side of each tract, for the purpose of installing, repairing and maintaining electrical power, water, gas, telephone and similar utility facilities and services.
11. All septic tanks shall be closed systems.

Signed and dated this 27 day of October, 1984.

Al Coleman
Al Coleman, Trustee

B. E. Chaney
B. E. Chaney, Trustee

Ralph M. Johnson
Ralph M. Johnson, Trustee