

## *Deed Restrictions*

### THE COVENANTS, CONDITIONS, AND RESTRICTIONS TO BE IMPOSED UPON PROPERTY IN LAKE CHATEAU WOODS SUBDIVISION ARE AS FOLLOWS:

1. All lots shall be used for residential purposes only, and no building shall be erected, altered, placed or permitted to remain on any lot than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than three automobiles.
2. Each residence constructed on said lots shall have a minimum floor area in square feet equal to the number obtained by multiplying the front lot line width in feet by 20, or 1,600 square feet. Whichever is less, exclusive of open or screened porches, terraces, patios, driveways, carports and detached garages. Exterior front walls of any residence shall consist of full brick or cedar veneer construction. All foundations constructed shall have a solid concrete slab reinforced with screen mesh and ½ inch rebar in accordance with sound building practices. The electrical service installation and internal wiring must be in accordance with the National Electrical Code. All construction must follow the procedures and codes of the Uniform Building Code.
3. No structure of a temporary character, mobile home, tent, shack, or other outbuilding shall be used on any lot at any time. No garage may be erected except simultaneously with or subsequent to construction of the residence.
4. None of said lots shall be re-subdivided in any fashion except that any person owning two or more adjoining lots may subdivide or consolidate such lots into building sites provided that such subdivision or consolidation does not result any building site having a front lot line of less than fifty feet.
5. No building, structure or improvement shall be erected on any lot within twenty-five feet of the front property line nor within five feet of side property line nor within five feet of the rear property line. No corner lots shall have buildings, structures or improvements within ten feet of the side property line adjacent to a street.
6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
7. No residential structure shall be inhabited unless and until the exterior of such structure is completed, the construction site is cleared of expended construction material and electrical, water, and sewage disposal services are being provided.
8. No individual sewage disposal system shall be permitted on any lot.
9. No individual water supply system shall be permitted on any lot.
10. No oil well drilling, development, quarrying or mining operations of any kind shall be permitted on any lot nor shall wells, tanks, tunnels, excavations or shafts be permitted on any lot.
11. No animals, livestock, or poultry of any kind shall be raised, bred or kept upon any lot except in the furtherance of activities or projects sponsored by, or conducted pursuant to membership in, the F.F.A., 4/H, or other officially sanctioned educational programs. Dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

12. No lot shall be used or maintained as a dumping ground or storage area for rubbish, trash, or salvage, and no garbage or other waste shall be kept except in sanitary containers.

13. Easements for the installation and maintenance of utilities are reserved as shown on the recorded plats of the subdivision. No utility company, water district, political subdivision, or other authorized entity using the easements herein referred to shall be liable for any damage done by them or their assigns, agents, employees or servants to shrubbery, trees, flowers, or other property of any lot owner situated within any such easement.

14. No fence or wall shall be placed, or permitted to remain on any lot nearer to the street or streets adjoining such lot than is permitted for the main residence of such lot.

15. No professional, business or commercial activity to which the general public is invited shall be conducted on any lot.

16. Invalidity of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, and all of the provisions shall remain in full force and effect.

17. These covenants, conditions and restrictions shall run with and bind the land and shall insure to the benefit of and be enforceable by the owner of any lot subject hereto and their respective legal representatives, heirs, successors, and assigns, and shall be effective for a term of twenty (20) years from the date this instrument is recorded, after which time such covenants, conditions, and restrictions shall be automatically extended for successive periods of ten (10) years. The covenants, conditions, and restrictions herein may be amended by an instrument signed by not less than Seventy-Five Percent (75%) of the lot owners of Lake Chateau Woods Subdivision.

18. No signs of any character shall be allowed upon any lot except one sign or not more than 15 square feet advertising the property for sale or rent.

Date: April 25, 1994

Chateau Woods Petition Committee  
P.O. Box 851  
Spring, Texas 77383 Phone (281)363-2590