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STOCKDICK COUNTRY ESTATES

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

THE STATE OF TEXAS)(
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS)(

THAT WHEREAS, THE STOCKDICK FAMILY LIVING TRUST, hereinafter called the Declarant, is the owner of all that certain real property located in Harris County, Texas, described on Exhibit "A" attached hereto and made a part hereof, and

WHEREAS, the Declarant will convey the above described properties, subject to certain protective covenants, conditions, restrictions, liens, and charges as hereinafter set forth;

NOW THEREFORE, it is hereby declared that all of the property following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and shall be binding on all parties having any right, title or interest in or to the above described property or any part thereof, and their heirs, successors and assigns, and which easements, restrictions, covenants, and, conditions shall inure to the benefit of each owner thereof.

LAND USE AND BUILDING TYPE

1. The property described on Exhibit "A" attached hereto and made a part hereof is strictly sold and its use limited to residential acreage and use. Only single family dwellings and their usual accessories shall be permitted on each tract.

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However, live-in servant's quarters or Mother-in-law type quarters will be permitted (behind the or attached to the rear elevation of the main residence) which may be occupied only by a member of the family occupying the main residence or by domestic servants employed on the premises. This paragraph shall be interpreted to exclude hospitals, duplex houses, half-way houses, apartment houses, garage apartments for use other than as servant's or relatives quarters, and all structures of any kind or character designed or used for industrial or commercial purposes.

LOCATION OF BUILDING ON THE LOT

2. All unattached garages and all barns and accessory buildings shall be constructed behind the rear elevation of the main residence. All barns and accessory buildings must be of new construction. All accessory buildings shall be kept in good repair and not become an eyesore to the area. There are easements in several areas and no structure is to be erected on such easements. It is the responsibility of the lot owner to identify these easements before construction begins.

ARCHITECTURAL CONTROL

3. All construction plans and specifications and a plot plan showing the location of the improvements of the main residence shall be submitted to The Stockdick Family Living Trust, 6011 Franz Rd., Katy, Texas 77493. All residences shall be constructed on a concrete slab foundation, and shall have at least 50% brick or stone covering on the exterior walls. Single story homes shall

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have a minimum of 2000 square feet of living area. Homes of 1 1/2 and two stories shall have a minimum of 2200 square feet of living area.

PROHIBITION OF OFFENSIVE ACTIVITIES

4. No noxious or offensive activity shall be carried on upon any property, nor shall anything be done thereupon which may be or may become an annoyance or nuisance to the area. Lawns and acreage should be mowed regularly and kept neat in appearance. No dumping of garbage, trash, grass clippings, or refuse of any kind or character shall be permitted on this or any other property. Unused and inoperative automobiles or other discarded vehicles shall not be allowed to remain on the property. Barns and stalls where animals are kept should be cleaned regularly to avoid flies and odor, and shall not be allowed to become a nuisance to the area. Any stored materials must be screened from public view.

ANIMAL CONTROL

5. All animals, including pets must be properly confined at all times. Animals must not be allowed to run free onto other peoples' property, or allowed to knock down neighbors fences. Animal owners should make themselves familiar with all city ordinances regarding the keeping of animals within the city limits.

STORAGE OF VEHICLES

6. No automobile, boat trailer, boat, travel trailer, motor home, camper or vehicle of any kind is to be semi-permanently or permanently parked or stored in the public street right-of-way or on the driveway. Permanent and semi-permanent storage of such

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items must be behind the rear elevation of the residence. (Preferably out of view).

MISCELLANEOUS

7. Recognizing the danger of gas water heaters in locations where varied activities may be carried on, installation of gas water heaters in garages is prohibited.

ELECTRIC AND NATURAL GAS DISTRIBUTION

8. Each owner shall, at his own cost, furnish, install, own, and maintain (all in accordance with local governing authorities) all cables and other appurtenances, including a meter loop, to provide 120/240 volt electric service from said meter loop to buildings on said tract. Each owner shall likewise be responsible for his own arrangements with Entex and providing facilities for transportation of the gas from Entex Company's meter. Each owner shall likewise be responsible to provide water and sewer lines to the nearest source of service.

RIGHTS OF MORTGAGEES

9. Any violation of the easements, agreements, restrictions, reservations, or covenants contained herein shall not have the effect of impairing or affecting the rights of any mortgagee, guarantor, or trustee under any mortgage or deed of trust outstanding against the lot at the time of said violation. Nothing contained in these restrictions shall impair or defeat the lien of any mortgage or deed of trust made in good faith and for value, but titles to any property

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subject to this declaration obtained through sale in satisfaction of any mortgage or deed of trust shall thereafter be held subject to all of the protective restrictions hereof.

ENFORCEMENT

10. If any person subject to the terms hereof shall violate or attempt to violate any of the covenants herein, it shall be lawful for the Stockdick Family Living Trust, or any person or persons owning an interest in any lot to prosecute a proceeding in law or equity against the person or persons violating or attempting to violate any such covenants, and to prevent him or them from doing so, and to recover damages and other dues for such violation where the same are recoverable. The violation of any covenant herein shall never at any time work an estoppel upon any person entitled to claim the benefits of these covenants and restrictions, nor shall the continuance of any violation ever be deemed to have created a waiver of any covenant or restriction contained herein.

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AMENDMENT

11. The covenants and restrictions of this declaration shall run with and bind the land for a term of twenty (20) years from the date this declaration is recorded, after which time they may be renewed or amended by an instrument signed by not less than fifty (50%) percent of the lot owners and recorded in the Office of the County Clerk of Harris County, Texas.

EXECUTED by the said Declarant, this 6th day of October, 1993.

W. C. Stockdick, Jr.
Founder, Trustee

Floy P. Stockdick
Floy P. Stockdick
Founder, Trustee

STATE OF TEXAS)(
COUNTY OF HARRIS)(

This instrument was acknowledged before me on the 6th day of October, 1993.

Rosanne Lopez
Notary Public, State of Texas
Notary's printed name: Rosanne Lopez

My commission expires:

ROSANNE LOPEZ
Notary Public, State of Texas
My Commission Expires 11-21-96

ROSANNE LOPEZ
Notary Public, State of Texas
My Commission Expires 11-21-96

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METES AND BOUNDS
DESCRIPTION

175-51-3184

Exhibit "A"

BEING A 17.57 ACRE TRACT OF LAND OUT OF A CALLED 107.2195 ACRE TRACT OF LAND IN THE H. & T.C. RAILROAD CO. SURVEY, SECTION 80, BLOCK 2, ABSTRACT NO. 1416 CITY OF KATY, HARRIS COUNTY, TEXAS:

BEGINNING: at the Northwest corner of Lot 31, Hunters Terrace Subdivision Section One as recorded in Volume 303, page 140 Harris County Map Records, said corner being the Westerly most North corner of said Hunters Terrace Subdivision Section One;

THENCE: South 89° 44' 44" West 440.84 feet to a point in the West line of said 107.2195 Acre tract;

THENCE: South 0° 16' 51" East 1070.31 feet along said West line to a point in the South line of said Section 80, the same being the Southwest corner of said 107.2195 acre tract;

THENCE: North 89° 44' 44" East 872.49 feet along said South lines to the Southeast corner of said 107.2195 acre tract;

THENCE: North 0° 00' 16" West 238.71 feet along the East line of said 107.2195 acre tract to a point;

THENCE: North 89° 44' 44" East 47.42 feet to a point;

THENCE: North 0° 00' 16" West 238.23 feet along the East line of said 107.2195 acre tract to the Southeast corner of said Hunters Terrace Subdivision Section One, the same being the Southeast corner of Lot 22 in said Subdivision;

THENCE: South 89° 26' 09" West 300.00 feet along the South line of said Subdivision to its Southwest corner, the same being the Southwest corner of lot 23 in said Subdivision;

THENCE: North 0° 16' 51" West 420.00 feet along the West line of said Subdivision to a point in the South line of Redhead Street;

THENCE: South 89° 44' 44" West 181.24 feet along the South line of said Redhead Street to the Westerly most South corner of said Subdivision;

THENCE: N 0° 16' 51" West 175.00 feet along the most Westerly line of said Subdivision to the POINT OF BEGINNING, containing an area of 17.57 acres of land.

David Leyendecker
For Clay & Leyendecker, Inc.
David Leyendecker, R.P.S.
Texas Registration #2085
March 24, 1988

EC:sp

STATE OF TEXAS
DAVID LEYENDECKER
2085
REGISTERED PUBLIC SURVEYOR

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

Ret to
Lopez
6005 Franz
Katy Tex
77493

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ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS }
COUNTY OF HARRIS }

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

NOV 19 1993

COUNTY CLERK
HARRIS COUNTY, TEXAS

FILED
93 NOV 19 AM 9:30
COUNTY CLERK
HARRIS COUNTY, TEXAS