

CYPRESS BAYOU ESTATES, PHASE THREE

RESTRICTIONS

1. The above described tract shall be used for residential purposes except as hereinafter provided for. As used herein, residential purposes is defined as family dwellings, with exclusion of churches.
2. No building on said land shall be used to carry on business trade or commercial activity.
3. No building shall be located on said lot nearer than thirty-five (35) feet to the front line or nearer than ten (10) feet from any side street or side line.
4. No tent, shack, or temporary building of any kind shall be erected or placed upon any part of this tract, and no trailer or mobile home, tent, shack, or temporary building shall be used temporarily or permanently for residential purposes. All buildings of any type placed upon the premises are to be of good workmanship and attractive in appearance. All parts of the building are to be constructed of new materials, and all exterior walls shall be stone, brick, masonry siding, glass, or wood. No manure, garbage, putrescible matter or debris of any kind shall be permitted to accumulate on said premises.
5. No obnoxious or offensive trade or activity shall be carried on upon said premises nor shall anything be done thereupon which may be or become an annoyance or nuisance to the neighborhood. There shall be no livestock or farm animals.
6. All one-story buildings designed or used, or intended for use as a residence or for residential purposes, on any tract, shall have a minimum ground floor area of not less than seventeen hundred (1,700) square feet, exclusive of open terraces, garages, or detached servant quarters. A one and one-half or two-story building designed or used, or intended for use as a residence or for residential purposes, on any lot shall have a minimum ground floor area of not less than one thousand (1,000) square feet, exclusive of screen porches, open terraces, garages or detached servant quarters.
7. No beer or intoxicating liquor shall be sold on said premises.
8. This tract may not be used for automobile wrecking yards, junk yards or other junk purposes nor for dance halls.
9. No service or open toilet shall be erected or permitted on said premises and are especially prohibited. Sanitary installations shall be in accordance with state and county health laws. All dwellings must be hooked up to community sewer system when it is available.
10. There is hereby dedicated for utility right-of-way easements on the front fifteen (15) feet of said land and the back fifteen (15) feet of said land.
11. All houses shall either be built on slab or chain wall.

FILED FOR RECORD

'96 DEC 27 PM 3 45

KAREN JO WATSON

COUNTY CLERK

HARRIS COUNTY, TEXAS

DEPUTY

Exhibit "A"