

Restrictions

**VOL**  
**560697**

1. That no building shall be erected on said premises except a private dwelling house and outbuildings thereof and no lot, house, building or other structure shall be used for business or commercial purposes.

2. No owner of any lot or lots shall allow general use thereof by the public, whether a fee for such use is charged or not. Use by the owner and his friends are to be expected, but no indiscriminate use by the public, with or without the owner's permission.

3. No lot sold shall be re-subdivided.

4.

No building or structure of any kind, except a fence shall be located nearer than twenty-five (25) feet to the front line of the lot or nearer than Four (4) feet to any side lot lines.

5. No tent, shack, or temporary building of any kind shall be erected or placed upon any lot, or part thereof, in the Subdivision, and no trailer, 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 exterior parts of a building are to be constructed of new material, the use of second-hand or salvage materials being limited to frame-work that is covered and interiors, and all exterior walls shall be immediately painted with two (2) coats of paint, except stone or brick or asbestos siding.

6. No manure, garbage or putrescible matter or debris of any kind shall be permitted to accumulate on any lot; and at least one building on each lot shall contain toilet facilities connected to a septic tank

7. All residential buildings must consist of at least 1,000 square feet of living area, exclusive of garages and porches, and no more than one residential building shall be placed on any one lot. All houses must be at least sixty (60) per cent brick veneer

8.

No obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

annoyance

and

These restrictions are to run with the land and shall be binding on the grantees, and all persons claiming under them, until August 1 1995. If the grantees herein, or any of them or their heirs, successors, administrators, executors, or assigns, shall violate or attempt to violate any of the restrictions herein, it shall be lawful for the grantor herein, or his heirs, administrators, executors or assigns, or any owner of part of said Houseman tract, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such restrictions, and either to prevent them from so doing or to

recover damages or **other** dues for **such** violation. In- validation of **any** one of these restrictions **by** Judgment or Court Order **shall in** no wise affect **any** of the other provisions, which **shall** remain in full force and effect.

EXHIBIT "B"

RECORDER'S MEMO: LEGIBILITY OF  
WRITING, TYPING OR PRINTING  
UNSATISFACTORY  
IN THIS DOCUMENT WHEN RECEIVED

CERTIFICATE OF LEGALITY AND AUTHENTICITY

I certify that the discrete numbered microfilm images between the Title Page and the Certificate of Legality and Authenticity have been made in strict accordance with Article 1941 (a), V.T.C.S., and that each image is a true, correct and exact copy of the page or pages of the identified instrument of writing, legal document, paper, or record which had been filed for record on the date and at the time stamped on each; that no microfilm image or images were substituted for any original discrete microfilm image or images between the Title Page and this Certificate. Deed Records, Volume 560,

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filmed on the

17

day of

MOLLY THERIOT, County Clerk, Orange County, Texas by

March

A.D. 1983

Jacque Craft

Gift.

Deputy.