

VOL. 343 PAGE 223

THAT I, T. W. ELLIOTT, the present owner of the herein described land and premises have established and by these presents do establish the following restrictions in the improvements, use and sale of said property and shall be considered a covenant running with the land owners in designated SUNSET SHADOWS, and said restrictions and covenants being described as follows, to-wit:

#### RESERVATIONS

1. The Grantor, for himself, his heirs, executors or assigns, hereby reserves the right without further assent or permit from the grantee, his, her, their, or its successors in title, to himself or to grant to any public utility company municipality or water company, the right to erect and lay or cause or permit to be erected, avenues or ways on which said above described lot abutts, or upon any part of said lot at the election of Grantor, electric light, telephone and telegraph poles and wires; water sewer, and gas pipes and conduits, catch basins surface drains, and such other customary or usual appurtenances as may from time to time in the opinion of the Grantor or any public utility company, water company or municipality be deemed necessary or useful in connection with the beneficial use of said roads, streets, avenues, and ways, and only in and on said lot hereinafter described when necessary to effectuate any of the foregoing purposes, and all claims for damage, if any, by the construction maintenance and repair thereof or on account of temporary or other inconveniences caused thereby against the Grantor or any public utility company or municipality or any of its agents or servants are hereby waived by the Grantee for (his, her, their, its, self) and (his, her, their, its) successors in title.

No dedication or public use of roads, alleys, ways, or beaches is intended by this deed. The lots, ways, or alleys referred to are meant to include those either developed or to be developed in the SUNSET SHADOWS SUBDIVISION. Its successors or assigns reserves title to the streets and alleys and reserves the right to dedicate such streets and alleys to the use of the public.

2. The land to be conveyed hereunder shall be subject to the reservations of all minerals in and under the property and the premises conveyed hereby and subject to any and all oil and gas leases affecting such land and subject to all easements, right-of-ways, stipulations, and reservations of record affecting such land.

3. No hunting shall be allowed in any area in said subdivision.

4. Grantor reserves the right to enter upon land conveyed at any time to preserve the restrictions, conditions, and covenants, or agreements herein contained. Failure to enforce any restrictions, conditions, covenants or agreements, herein contained shall in no event be deemed a waiver of a right to do so thereafter, as to the same breach or as to the one occurring prior or subsequently thereto, and invalidation of any one of these covenants or part thereof, by Judgment or Court Order shall in no way affect any of the other provisions or part thereof which shall remain in full force and effect, and any written approval by the Grantor, his heirs and assigns, of any act shall be subject to any municipal, County, State, or Federal, rules, regulations, or laws.

#### RESTRICTIONS AND COVENANTS

For the purposes of setting forth a substantially uniform plan of development, the said T. W. ELLIOTT, hereby places the following restrictions and covenants on all parties holding title by, through, and under him, shall hold such lands, subject to the following restrictions and covenants running with the land, which shall be observed by themselves, their heirs, administrators and assigns, and shall run in favor of and be enforceable by any person who shall hereafter own any of said tracts of land above described as SUNSET SHADOWS, and said restrictions and covenants to be as follows, to-wit:

1. No building or structure shall be erected within twenty (20)

VOL 343 PAGE 329

pleasing exterior, no structure shall have tar paper, rolled-brick, siding or similar materials on the outside walls. Outside materials for pitched roofs shall be asphalt shingles or their equivalent. All structures must comply with government laws and regulations and if any restrictions or conditions herein do not comply therewith it shall not be construed as a waiver by the Grantor of compliance with such laws and regulations. No privies or outside toilet facilities shall be constructed or maintained on any lot, and sewage disposal system shall be of a type approved or recommended by the state and local departments of health, and shall be maintained by the Grantee at all times in a proper, sanitary condition and in accordance with applicable state and county sanitary laws. All plumbing and drains must be connected with watertight septic tanks approved by good construction. No septic tank or line shall be placed within 100 feet of the waters edge. No sign of any description may be erected or placed upon any portion of the land without an express written approval of the Grantor, his heirs, executors, or assigns. No tent, trailer or outbuilding shall be erected or maintained on the tract and no garage or basement shall at any time be used as a temporary or permanent residence. Any structure constructed on said lot shall be completed within six months from date of commencement of construction thereof and shall contain not less than one thousand (1000) of floor space, exclusive of porches and garage.

3. No animals shall be kept or maintained on the premises except customary house pets.

4. The said owners of lots in said SUNSET SHADOWS SUBDIVISION shall be for a period of Ten years the pay sum of \$12.00 each on the 1st day of July of each year to SUNSET SHADOWS, INC. or its assigns to be used for the upkeep of the playground, roads, nightlights and park or boat dock as same are designated in plat of said subdivision this said assessment shall be in the form of a covenant to run with ownership of the said lots. The payments to begin on the next July 1, after the purchase of said lot from SUNSET SHADOWS, INC.

5. The foregoing restrictions shall be deemed and considered covenants running with the hereinabove described lot and shall be binding upon the Grantor, his heirs, executors, administrators and assigns. The Grantor reserves the right to make such reasonable changes in the hereinabove restrictions as Grantor may deem reasonably necessary or desirable.

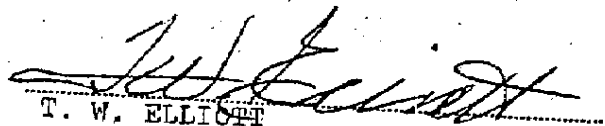
6. Grantor shall reserve all minerals in, on, and under said property.

VOL 343 PAGE 330

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Jack Hensley, his heirs and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Jack Hensley, his

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand at Livingston, Texas  
 this 6th day of April 19 78  
 Witnesses at Request of Grantor:

  
 T. W. ELLIOTT

THE STATE OF TEXAS,  
COUNTY OF POLK

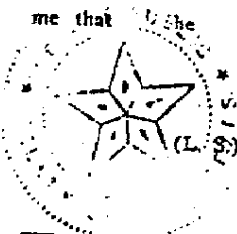
SINGLE ACKNOWLEDGMENT

VOL 343 PAGE 331

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared  
T. W. Elliott.

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to  
me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the 6th day of April A. D. 1978



*Theresa Cain April 6-21-79*  
Notary Public in and for POLK County, Texas

THE STATE OF TEXAS  
County of Polk

I hereby certify that the foregoing instrument with its certificate of authentication was filed for record in  
my office on the 6th day of April 1978 at 2:30 o'clock P.M. and was  
this day duly recorded at 2:20 o'clock P.M. in Vol. 343 Pages 326  
et. seq. Deed Records of said County.

Witness my hand and official seal at office in Livingston this 11th day of April 1978.



ALINE STEPHENSON  
Clerk, County Court, Polk County, Texas

By *Jane America* Deputy