

4704

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EXHIBIT "B"**RESTRICTIONS**

1. All lots in said subdivision shall be known and described as a single family residential lots, and no more than one home shall be erected on any one lot.
2. No residence shall be erected upon the property, which does not contain 1200 square feet on waterfront lots and 900 square feet on off water lots. All homes must be site built with new materials. Elevation of foundation shall not exceed 24 inches above highest ground elevation under foundation, unless approved by the architectural committee. All homes in Block Eight (8) will be single story only. Residence must be behind set back lines (front being 30 feet, side being 5 feet, and back being 20 feet).
3. No building shall be erected, placed or altered on any lot in this subdivision until the plans, specifications and plat plans showing the location of such building has been approved in writing by the Architectural Control Committee composed of DAVID L. SHEFFIELD, TRUSTEE and/or by a committee appointed by DAVID L. SHEFFIELD, TRUSTEE, or their designated representative. In the event of death or resignation of any member of said committee, the remaining members shall have full authority to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, and in the event said committee fails to approve or disapprove such plans, within such time, such approval will not be required and this covenant shall be deemed to have been complied with. Neither the members of such committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.
4. No recreational vehicles may be used as a permanent or temporary residence. Recreational vehicle may be used weekend or vacation purposes, in any case the recreational vehicle is not to be on premises more than two (2) consecutive weeks in any one year.
5. Whenever a residence is established on the property, all toilets shall be connected with a septic system that meets the San Jacinto County Health Department standards. All residences must connect to the Central Water System.
6. No household pet shall be raised or maintained on the property in such manner, or with such lack of care, as to cause offensive odors or noises, or so as to otherwise be a nuisance or annoyance or for commercial purposes. No one will be allowed to keep livestock.
7. No fencing shall be placed in front of residence unless approved by Architectural Control Committee.
8. No noxious or offensive trade or activity shall be carried on upon this property, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood such as allowing junk automobiles or excessive garbage and trash accumulation on the property.
9. Drilling or exploration of minerals is not allowed.
10. Developer may have temporary sales office in residential area as long as lots are available for sale.

writing in advance by DAVID L. SHEFFIELD, TRUSTEE. The owners of said lots shall have no cause of any damage caused said lots by installing or maintaining above mentioned installations.

22. DAVID L. SHEFFIELD, TRUSTEE reserves the right to modify these restrictions where the best interest of the Subdivision and the property owners would be served by such modification, and shall retain this right as long as 50% of the lots in PARADISE COVE are owned by the Developer.

James Bevelles
Purchaser

David Sheffield
Paradise Cove

THE STATE OF TEXAS
COUNTY OF SAN JACINTO

This instrument was acknowledged before me on the 8th day of September, 1986 by David Sheffield
Trustee

Lois Caskey
Notary Public, State of Texas
Notary's Printed Name:

My Commission Expires:
12-31-86

Filed for record: 1986 Sep 8 PM 12:09

Added information for property owners procedure as to architectural plan, this information is not on file, nor is recorded elsewhere:

Submit Plans To:

PCPOA attn. Architectural Control Committee
PO Box 1522
Coldspring, TX. 77331

11. No signs of any kind shall be displayed to the public view on any lot except one small sign of not more than six (6) square feet advertising the property for rent or sale.
12. All homes on the property must have finished exteriors such as brick, varnish, paint, etc., before home can be permanently occupied.
13. No property owner shall excavate, remove or sell the soil other than what may be necessary for the reasonable use, upkeep and maintenance of the property. No property owner will remove any timber larger than six (6) inches in diameter except at the exact location for a home or driveway. Any other removals must be approved in advance by DAVID L. SHEFFIELD, TRUSTEE

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14. All property owners upon constructing a driveway will use culverts of at least eighteen (18) inches in diameter placed in the road ditch according to county requirements. These culverts may be required to be larger than eighteen (18) inches. Property owners must check with the developer for proper size before installation and depth setting in ditch.
15. Transport vehicles: Trucks with tonnage in excess of one ton shall not be permitted in development, other than used to carry construction materials, RV's or moving vans. No vehicle shall be parked on the road right of way overnight, and no vehicle of any size which normally transports inflammatory or explosive cargo may be kept in the subdivision at any time.
16. Firearms: The use or discharge of any type firearm is expressly prohibited on any of the property.
17. No boat docks, piers, boat houses, boat storage sheds, slips, pilings or rip-rap shall be constructed, placed or excavated until plans and specifications shall be approved in writing by the Architectural Control Committee, and the Trinity River Authority, when applicable.
18. No boats or trailers may be parked in front of residence.
19. Roads are to be private and will be maintained from a fund collected by the Developer payable monthly. Starting fee will be \$10.00 per month; this may be increased to \$15.00 on or after January 1, 1991; and to \$20.00 on or after January 1, 1996. When 90% of lots are deeded to buyers, road and balance in fund may be turned over to the property owners association. Fee shall be charged per lot sold. A lien in the form of Mechanic & Materialman's lien will be placed on each lot to ensure payment.
20. No lot shall be used as access to any other lot or tract either this subdivision or otherwise and no lot shall be converted to a road to be used as access for the purpose of sub-dividing adjoining property except with the express written permission of DAVID L. SHEFFIELD, TRUSTEE.
21. Seller, his successors or assigns reserve a fifteen (15) foot wide easement along all interior road rights-of-way for the purpose of installing, operating and maintaining utility lines and mains thereon, together with the right to trim and/or cut or remove any trees and/or brush and the right to locate guy wires, braces, and anchors wherever necessary; together with the right to install, operate and maintain gas lines, and water main's and water lines and appurtenances, sewer lines, culverts, and drainage ditches, reserving the right to ingress and egress to such areas for any of the purposes mentioned above, developer also reserves the right to cause or permit drainage of surface water over and/or across said property, and shall retain an easement of fifteen (15) feet both side of center of all natural drains or gullies and no property owner shall be permitted to obstruct this drainage in any way unless approved in