

RESTRICTIONS
(MODIFIED)
FOREST SHADOWS ADDITION

1. No cesspools shall ever be dug, used, or maintained on said property, and whenever a resident is established on said property all toilets shall be connected with a septic tank until such time as sanitary sewers may be available for the use in connection with such property. The drainage of septic tanks into any road, street, or alley or other public ditches, either directly or indirectly, is strictly prohibited. When a central septic collection system is made available, and approved by a majority of the residential property owners, all residential property owners shall connect septic systems to the central collection system.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit free flow of water without back-water and shall have a minimum of 1-3/4 square feet (18 inch diameter pipe culvert). Culverts or bridges must be used for driveways and / or walks.
3. All lots of said subdivision as evidence by the map or plat thereof shall be used for residence purposes only, and no part thereof shall be used for business purposes unless the building is used primarily for residential purposes, and unless such business being conducted is not discernible from the street (I.e. a home office shall be allowed without signage visible from the street.) nor shall any structure whatsoever other than a first class residence, with the customary outbuildings or garage, be lived in as a home.
4. No trailer, basement, tent, shack, garage, barn or other out-building erected on a lot, shall at any time be used as a residence temporarily or permanently; nor shall any structure of a temporary character be used as a residence.
5. No future residence shall be erected or placed upon any lot herein restricted as a residential lot which does not contain at least one thousand-five hundred (1,500) square feet Exclusive of porches and garages. Residential lot is here meant for the use or erecting thereon of a first-class, private residence, with the customary garage, and servants house. Exterior of residence shall be at least 50% brick construction, excluding detached garage. No corrugated iron, roll siding, or tar paper, or similar composition, will be allowed for outside finishing materials or where their appearance would be in any way detrimental to the subdivision. Exterior of residence must be completed before occupancy. The primary residence shall be completed within one (1) year after the beginning of construction .
6. No animals or livestock of any kind shall be raised, bred, or kept on any lot except that dogs, cats or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.
7. No noxious or offensive trade or 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. The Owner/Resident of each lot shall maintain their lot, improvements, and landscape, in a neat and reasonably attractive condition.
8. No building shall be located nearer to the front line or nearer to the side street line than the building set-back lines shown on the recorded plat of Forest Shadows Addition. In any event, no building or fence shall be located on any residential plat nearer than 25 feet to the front lot line. No building shall be nearer than 10 feet to any side street line, or nearer than 5 feet to any inside lot line.
9. Utility easements are reserved as shown by the recorded plat of Forest Shadows Addition.

10. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. No wrecking yards shall be located on any lot. No junk, including vehicles which are inoperative for a period of more than 30 days, shall be visible from the street on any lot of said subdivision.
11. No sign of any kind shall be displayed to the public view on any lot or tract except signs advertising the lot or tract for sale.
12. These restrictions and covenants are to run with the land and be binding on all the lots, including all owners and users thereof, until January 1, 2004, at which time such covenants shall be automatically extended for successive periods of 10 years unless, or until such time, by vote of the majority of the owners of the lots within Sections 1, 2, 3 & 4 of Forest Shadows Addition, such majority being as to the total lots within such four Sections, with a majority in any particular Section not being required, it is agreed to change the covenants of the restrictions in whole or in part. One vote per lot owned within Sections 1, 2, 3, & 4 of Forest Shadows Addition shall be allowed.
13. The Forest Shadows Civic Association Inc., a Texas Non-profit Corporation, shall be the designated representative for the property owners of Forest Shadows Addition, including Sections 1, 2, 3, and 4, in accordance with applicable provisions of the Texas Property Code Statutes. Dues in the Association shall be voluntary.
14. Each owner of property in Forest Shadows Addition shall be SUBJECT TO the above set out restrictions, easements, and covenants running with the land, and each owner and each of their heirs, successors, and assigns covenants that they will and that their successors, heirs, and assigns will faithfully observe and perform said restrictions and conditions and each of them; and if any owner of any property in said subdivision of any other person claiming under such owner shall at any time violate or attempt to violate, or shall omit to perform or observe any of the forgoing restrictions or conditions, it shall be lawful for any person owning land in said Subdivision, or the Forest Shadows Civic Association, Inc., subject to these restrictions of conditions, to institute and prosecute appropriate proceedings at law or in equity, including the right of injunctive relief, for the wrong done or attempted; and likewise it shall be lawful for any grantor of any property in said Subdivision to institute and prosecute such appropriate proceedings under such circumstances.