

## **SPRING BRANCH ESTATES II DEED RESTRICTIONS**

- 1** No building other than a single family residence shall be built on any lot except garages, garage apartments, servants quarters or guest houses used for domestic purposes only, which may be built on the rear 1/3 of the lot.
- 2** No improvements shall be constructed on said property within easement lines or nearer than 30 feet to the front property line nor nearer than 5 feet to side property lines, except that in the case of corner lots no improvements shall be constructed within 10 feet of side property line adjacent to streets.
- 3** No permanent homes shall be built on said land containing less than 7500 square feet. If not of masonry construction, all structures shall, before occupancy, be painted on the exterior with two coats of paint, and shall have a tiled, shingle or graveled roof.
- 4** No outside toilet shall be installed or maintained on any premises, and all plumbing shall be connected with a sanitary sewer or septic tank constructed and installed in accordance with regulations provided by the County of Harris and State of Texas.
- 5** No noxious, offensive, unlawful or immoral use shall be made of the premises.
- 6** Grantor reserves unto itself, its successors and assigns, all the oil, gas and other mineral in, on and under said property, but hereby conveys to Grantees a perpetual non-participating, undivided 1/32 royalty in and to all the oil, gas and other minerals in, on and under, or that may be produced from said property.
- 7** All restrictions and covenants are binding upon the Grantees and all covenants on the part of the Grantees shall be binding on the heirs, successors, representatives and assigns of the Grantees.