

DRAFT COPY OF PINE SHADOWS RESTRICTIONS!

01/03/0201/03/02

FILE NO. 6687

**THE STATE OF TEXAS
POLK COUNTY**

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Revised xx/xx/xx

KNOW ALL MEN BY THESE PRESENTS;

THAT WE, the undersigned being sole Owners of the lands and premises described as follows:

All of PINE SHADOWS, SECTIONS ONE AND TWO, subdivisions of 72.03 acres out of the James Smith Survey, A-527, Polk County, Texas, according to Plat thereof recorded in Volume 2, page 38 of the Plat Records of Polk County, Texas, have established and by these presents do establish the following restrictions, on the improvement, use and sale of said property, which shall apply equally to all the lots in said subdivision as herein stated, and are for the mutual protection and benefit of all future owners in said subdivision to be considered as covenants running with the land and binding upon all future Owners and enforceable by any one of the land owners in said subdivision until November 1st, 2000-2100 A.D. whereupon such restrictions shall terminate and cease, unless extended as hereinafter provided, to wit:

RESERVATIONS

1. There shall be reserved the utility easements and drainage easements as shown on said plat of said subdivision and an easement over all streets for the purpose of installing, using, repairing and maintaining public utilities, water, sewer lines, electric lighting and telephone poles, pipe lines and drainage ditches or structure and/or any equipment necessary for the performance of any public or quasi-public service and function, and for all other purposes incident to the development and use of said property as a community unit, with the right of access thereto for the purpose of further construction, maintenance and repairs. Such right of access to include the right, without liability on the part of any one or all of the owners or operators of such utilities, to remove any or all obstructions on said easement right-of-ways, caused by trees, brush, fences, shrubs, or other obstructions which in their opinion may interfere with the installation or operation of their facilities. Such easements shall be for the general benefit of the Subdivision and the property owners thereof, and are hereby reserved and created in favor of any and all utility companies entering into and upon said property for the purposes aforesaid. There is also reserved for use of all public utility companies an unobstructed aerial easement five (5') feet wide from a plane twenty (20') feet above the ground upward, located adjacent to the said easements reserved hereby.
2. Owners reserve unto themselves, their heirs, administrators, and assigns, the exclusive right at all times to use any and all areas reserved or dedicated as a public utility easement or street, for the purpose of laying, placing or constructing, installing, maintaining or repairing of all kinds and types of water lines, mains and pipes as well as other equipment necessary or incidental to the operation and maintenance of water service and/or supply system, and its appurtenances, to service, furnish or supply this subdivision with water.
3. There is reserved unto Owners, their heirs, administrators, and assigns, and unto the owners of residential tracts in said subdivision designated as "Boat Landing" on the plat of said subdivision as community ownership for boat launching and parking and other community type activities. The boat parking and launching areas shall be under the supervision of the Architectural Committee hereinafter constituted which said Committee for purposes of beautification and conformity shall approve any structures or improvements in the same manner as provided for residential tracts.

RESTRICTIONS

For the purpose of setting forth a substantially uniform plan of development, Owners of the said PINE SHADOWS Sections 1 & 2, Subdivision, do hereby covenant and provide that they, their heirs, administrators, and assigns, and all parties holding title by, through and under them, shall hold such lands subject to the following restrictions 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, Save and Except, the boat launching area which shall not be in any manner restricted hereby unless specifically referred to, and further provided that owners may select a tract for location of water well and facilities:

1. There covenants are to run with the land and shall be binding upon all parties and all persons claiming under them until November 1st, 2000, A.D., at which time said covenants shall be automatically extended for successive periods of Ten (10) Years unless an instrument signed by a majority of the then owners of the tracts has been recorded, agreeing to change said covenants in whole or part.
2. If the parties hereto, or any of them or their heirs, successor, or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for the undersigned Owners, their heirs, administrators, or assigns, to enter and abate such violation without liability, or they, their heirs, administrators, or assigns and any other persons owning any real property situated in said subdivision

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- shall have the right to prosecute any proceeding at law or equity against the person or persons violating or attempting to violate such restrictions, and either to prevent him or them from doing, or to cause to be removed such violation, or to recover damages for such violation.
3. The violation of any restriction or covenant herein shall not operate to invalidate any mortgage, deed of trust, or other lien acquired and held in good faith against said property or any part thereof, but such liens may be enforced against any and all property covered thereby, subject nevertheless to the restrictions herein.
 4. No building shall be erected, placed or altered on any building tract in this subdivision until the plans, specifications and plot plans showing the location of such building has been approved in writing by the Architectural Committee or by a representative designed by a majority of the members of said Committee, as to conformity and harmony of external design with the existing structures in the subdivision, and as to location with respect to topography and finished ground elevation, ~~by the Architectural Committee composed of Emanuel Miller, H.D. Alston, Jr. and Alvin R. Dawson, or by a representative designated by a majority of the members of the said Committee.~~ In the event of death or resignation of any member of said Committee, the remaining member or members shall have full authority to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, 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 service performed pursuant to this covenant.
 5. The Architectural Committee shall have the same authority over the boat launching area and no structure or improvement shall be placed thereon except as a community project and upon approval of the Committee.
 6. No outside privies or toilets shall be permitted in this subdivision. All toilets shall be inside the houses and prior to the occupancy the same shall be connected to a central sewerage disposal system if there is one in existence at such time to serve the subdivision, but if no central sewerage disposal system is in existence at such time, then all toilets-sewage (dark and gray) shall be connected to a septic tank Trinity River Authority (T.R.A.) approved system at the expense of the person building on the building tract, and such septic tank shall have a field line and shall be constructed and maintained in accordance with the requirements of the State Health Department, and shall be subject to the inspection and approval of such authority, provided however that whenever a central sewerage treatment plant and disposal system shall be established to serve this subdivision, whether publicly owned or privately owned or operated, then all of the tract owners and/or occupants to whom such sewerage disposal service is available shall connect their premises thereto for sewerage disposal, paying the established rates and all connection fees or charges therefor at their expense, and from and after the time such sewerage disposal service becomes available to any lot no septic tank whether therefore or thereafter built or installed, shall be used in connection with any tract.
 7. The drainage of sewerage into a road, street, alley, ditch other owners' property or any waterway either directly or indirectly is prohibited. This shall not apply to the discharge of effluent from a sewage treatment plant serving this subdivision.
 8. No tract other than the areas marked "Reserve", and "Boat Landing" shown on the plat of said subdivision filed for record, shall be used except for residential purposes. The term "residential purposes" as used herein shall be held and construed to exclude hospitals, clinics, duplex houses, apartment houses, boarding houses, hotels, and all other commercial uses, and all such uses of said property are hereby expressly prohibited. No building shall be erected, altered, placed or permitted to remain on any residence tract other than one detached single family dwelling and a private garage ~~for more than two cars.~~
 9. All residences shall be located in accordance with the building lines shown on the plat of said subdivision and all residences shall be constructed on the tract to front on the street on which such tract faces. No residences shall be located nearer than five (5') feet to any sideline.
 10. No noxious or offensive activity shall be carried on upon any lot or shall anything be done thereon which may be an annoyance or nuisance to the neighborhood
 11. No structure of a temporary character, trailer, mobile house, basement, tent, shack, garage, barn, or other outbuilding shall be used on any tract at any time as a residence either temporarily or permanently.
 12. No residential structure shall be placed on a residential tract unless its living area has a minimum of 800 square feet of floor area excluding porches and garages.
 13. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any residential tract, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes. Dogs are not allowed to run loose in the subdivision, must be fenced or tied.
 14. No sign of any kind shall be displayed to the public view except signs used by the developers in the original sale of lots in said subdivision or signs used by builders to advertise the property during the construction and sales period.
 15. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon any tract, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted on any tract. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any tract.
 16. No tract shall be used or maintained as a dumping ground for rubbish, trash, garbage, storage of junk or unuseable motor vehicles, trailers, tractors, equipment, building materials, or other wastes. All

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- motor vehicles parked on any tract shall be maintained in operating condition with license plates and inspection stickers if required by law. Garbage and 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.
17. No fence, wall, hedge or detached improvement shall be erected, ~~grown or~~ maintained on any part of any tract forward of the front of a resident, or building line of a vacant tract.
 18. No building or frame construction shall be erected on any tract unless same shall at time of construction receive at least one coat of paint.
 19. All residences shall be completed ~~without~~ within four (4) six (6) months from date of beginning construction unless such period is extended in writing by Architectural Committee.
 20. 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 Architectural Committee.
 21. No boats or trailers may be ~~parked stored~~ in front of a residence or the front building line of any vacant tract.
 22. Upon the sale or execution of contract for deed, the Purchaser shall be liable for a maintenance charge at the rate of \$1235.00 per year for each lot, for the purpose of creating a fund to be know as "Pine Shadows Maintenance Fund" to be paid by the owner of each lot in conjunction with a like charge to be paid by the owners of other lots in Pine Shadows Section 1 & 2, the same to be secured by Vendor's Lien upon said lot and payable annually on the 1st day of January of each year in advance, beginning January 1, 1965~~2002~~, to the Architectural Committee of Pine Shadows Section 1 & 2 hereinabove created at its office in Livingston, Texas, and said charge and lien are hereby assigned to such Committee; such annual charge may be adjusted from year to year by said Committee as the needs of the property may in its judgment require, but in no event shall such charge be raised above \$1235.00 per year unless raised by a majority of lot owners. ~~Such obligation to pay such charge shall terminate January 1st, 1976, unless it is extended by agreement of all of the lot owners.~~ Funds arising from said charge shall be applied so far as is sufficient towards the payment of maintenance expenses or construction costs incurred for any or all of the following purposes: lighting, improving and maintaining the streets, employing policemen and watchmen, caring for vacant lots and construction of clubhouse facilities, ramps boar landings, boat basins and other similar recreational facilities, and doing any other things necessary or desirable in the opinion of said Committee to keep the property neat and in good order and which it considers of general benefit to the owners or occupants of the addition, it being understood that the judgment of said Committee in the expenditure of said funds shall be final so long as such judgment is exercised in good faith. All conveyances of lots shall be subject to such maintenance charge and by acceptance of his deed or contract for deed, each purchaser consents and acknowledges that developers have no obligation to furnish maintenance or do any other thing described in this paragraph other than from maintenance funds.
 23. ~~Each lot owner shall be assessed a charge of \$75.00 as water tap fee when water shall be made available to his lot, and thereafter shall be charged a reasonable sum for water used.~~ Maintenance fees not paid by January 31 will be charged a \$5.00 per lot, per month late fee.
 24. The Pine Shadows Board of Directors may suspend the voting rights of any property owner for a period during which any assessments against such owner's tract remains unpaid or for any infraction of these published restrictions.
 25. It is the property owner's responsibility to maintain their property. If a property owner does not maintain their property and it becomes a health hazard, fire hazard, hazard to other property owner, or an unattractive nuisance, the Pine Shadows Board Members has the right, but not the responsibility, after notice by letter, and then by registered mail, to hire someone to clean up or make necessary repairs. The Pine Shadows Board Members would then bill the owner giving a set number of days to repond before filing a lien against the property.

WITNESS OUR HANDS this 16th day of May, A. D., 1966.

EMANUAL MILLER
H. D. ALSTON, JR.