

--00020--CLIFFORD T. HAVARD, ET UX TO THE PUBLIC --AFFIDAVIT

THE STATE OF TEXAS |
 | KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WALKER |

 THAT Clifford T. Havard and wife, Barbara J. Havard, are the owners of the following described property, to-wit:

 All that certain 10.08 acre tract of land out of and a part of the ALBERT GHOLSON SURVEY, Walker County, Texas, and being more fully described in that certain Deed appearing of record in Volume 176, at Page 15, of the Deed Records of Walker County, Texas.

 Said above described tract of land being the Havard Addition Subdivision consisting of 11 lots as shown on a Plat thereof filed for record in the offices of the County Clerk, Walker County, Texas,

and do hereby impress all of the above described property with the following restrictions and covenants running with the land, to-wit:

1. No structure shall be erected or placed on the above described property other than one (1) family brick veneer dwelling, not to exceed two (2) stories in height. The ground floor heated and/or air-conditioned area on the main structure, exclusive of one (1) story open porches and garages, shall not be less than 1,200 square feet in area in case of a one (1) story structure, not less than 800 square feet in area in the case of a one and one-half (1-1/2) or two (2) story structure.
2. No structure shall be erected or placed on any lot which comprises an area of less than that shown for such lot according to said plot of said subdivision.
3. No building shall be located on the above described property nearer than thirty (30) feet to the front line, nor nearer than ten (10) feet to any side line.
4. No noxious or offensive trade shall be carried on upon said above described property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
5. No tent, shack, or other temporary structure shall be erected on said tract. No trailer, basement, garage, barn or other out-buildings

erected on said tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

6. All septic tank systems are to be constructed with adequate field lines, so as not to admit obnoxious odors. No form of waste disposal, other than septic tank systems, shall be erected upon said premises.

7. No animals, fowls, reptiles, fish or any living creature not human may be raised, kept, housed or fed upon any part of the lands hereby conveyed without the permission of and written consent of Grantors, their heirs or assigns.

8. No wire or wooden fence of any kind or character, except cyclone, chain link and redwood fencing, shall be erected, constructed, or placed upon the above described property, unless and until they are approved by Grantors, their heirs or assigns.

9. No trash, garbage, or debris of any kind shall be dumped or permitted to accumulate on said property, nor shall any such material be burned on said property, except in a commercially produced incinerator designed for that purpose.

These covenants and restrictions are to run with the land and shall be binding upon all persons acquiring property in said subdivision, and all persons claiming under them and any person by the acceptance of title to any lot of this subdivision shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants. These covenants are to run with the land and shall be binding for a period of twenty-five (25) years from date hereof, at which time these covenants may be extended by Grantors herein.

Provided, however, that the hereinabove covenants and restrictions are not intended for the benefit of purchasers from Grantors and are personal to Grantors, Clifford T. Havard and wife, Barbara J. Havard, their heirs and assigns, and may be enforced only by said Grantors, their heirs and assigns.

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

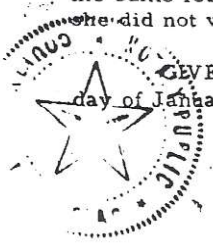
WITNESS THE EXECUTION HEREOF, this the 4th day of January, 1968.

Clifford T. Havard
CLIFFORD T. HAVARD

Barbara J. Havard
BARBARA J. HAVARD

THE STATE OF TEXAS |
COUNTY OF WALKER |

BEFORE ME, the undersigned authority, on this day personally appeared CLIFFORD T. HAVARD and wife, BARBARA J. HAVARD, known to me to be the persons whose names are subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Barbara J. Havard, wife of the said Clifford T. Havard, having been examined by me privily and apart from her husband and having the same by me fully explained to her, she, the said Barbara J. Havard, acknowledged said instrument to be her act and deed, declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.



GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 4th day of January, 1968.

Charles S. Davis
NOTARY PUBLIC, WALKER COUNTY, TEXAS

FILED FOR RECORD ON THE 4th DAY OF January, 1968 AT 11:20A M.
RECORDED ON THE 8th DAY OF January, 1968 AT 3:10P M.
BY Lora Canall DEPUTY J. L. FERGUSON, CLERK
WALKER COUNTY, TEXAS