

868

THE STATE OF TEXAS
COUNTY OF LIMESTONE

7256
KNOW ALL MEN BY THESE PRESENTS:

That we, the owners of Northview Heights, a Subdivision adjacent to the City of Mexia, Section One as recorded in Vol. 3, Page 2 and Section Two as recorded in Vol. 3, Page 25, Plat Records of Limestone County, Texas, do hereby impress upon the following lots situated in such subdivision all restrictions fully set forth in Exhibit "A" hereto attached and made a part hereof by reference:

Section	Block	Lot No.	Section	Block	Lot No.
One	"A"	1 through 5	Two	"A"	6 & 7
One	"B"	1 through 10	Two	"B"	11 through 14
One	"C"	1 through 10	Two	"C"	11 through 14
One	"D"	1 through 5	Two	"D"	6 & 7
			Two	"E"	1 through 4
			Two	"F"	1 through 8

WITNESS the execution hereof on this 25th day of August, 1975.

W. E. Chrisner
W. E. CHRISNER
Richard R. Flann
RICHARD R. FLANN
Harvey C. Broossard
HARVEY C. BROOSSARD
W. D. Chrisner
W. D. CHRISNER

d/b/a FORT PARKER DEVELOPMENT COMPANY

THE STATE OF TEXAS
COUNTY OF LIMESTONE

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared W. E. CHRISNER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this 16th day of August, A.D. 1975.



Barbara A. Smith
Notary Public in and for
Limestone County, Texas.

869

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RICHARD R. FLOW, HARVEY C. BROUSSARD, and W. D. CHRISNER, d/b/a FORT PARKER DEVELOPMENT COMPANY, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this 10th day of October, A.D. 1975.

Norma W. Pichel
Notary Public in and for
Travis County, Texas.



EXHIBIT "A"

870

1. All lots shall be known and described as lots for residential purposes only. Only one one-family residence may be erected, altered placed or be permitted to remain on any lot. Said lots shall not be used for business purposes of any kind nor for any commercial, manufacturing or apartment house purposes.

2. No trailer, tent, shack, detached garage, garage apartment, stable or barn shall be placed, erected or be permitted to remain on any lot, nor shall any structure of a temporary character be used at any time as a residence.

3. No noxious or offensive 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.

4. The total living area of the main structure, exclusive of porches and garages shall not be less than 1200 square feet. The construction of each residence shall consist of at least 90% brick veneer or brick wall construction on outer walls.

5. All residences shall be connected with the water, light and sewerage services of the City of Mexia, Texas.

6. These Restrictions and Covenants are hereby declared to be Covenants running with the land and shall be fully binding upon all persons acquiring property in said Subdivision whether by descent, devise, purchase or otherwise, 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 25 years from the date hereof; at the end of such period, said Restrictions and Covenants shall automatically be extended for a successive period of ten years unless, by a vote of a three-fourths majority of the then owners of the lots in said Subdivision (each lot having one vote), taken prior to the expiration of said 25 years period and filed of record in said County, it is agreed to amend or release same.

7. If any person or person shall violate or attempt to violate any of the Restrictions and Covenants herein, it shall be lawful for any person or persons owning any lot in said Subdivision to prosecute proceedings at law or in equity against the person violating or attempting to violate any such Restrictions and Covenants either to prevent him or them from so doing or to correct such violation or to recover damages or other relief for such violation. Invalidation of any one or any part of these Restrictions by judgment or court order shall be no wise affect any of the other provisions or parts of provisions which shall remain in full force and effect.

SIGNED FOR IDENTIFICATION:

W. E. Chrisner
W. E. CHRISNER

Richard R. Flow
RICHARD R. FLOW

Harvey C. Broussard
HARVEY C. BROUSSARD

W. D. Chrisner
W. D. CHRISNER

a/b/a FORT PARKER DEVELOPMENT COMPANY

Filed for record the 22 day of Oct. A.D., 1975 at 8 o'clock A.M.
Recorded the 29 day of Oct. A.D., 1975, at 4 o'clock P.M.
By *Debra Pruitt* Deputy DENA PRUITT, COUNTY CLERK
LIMESTONE COUNTY, TEXAS