

EXHIBIT "A"

PARISH LAKE ESTATES REPLAT NO. 1 PROTECTIVE COVENANTS

The Owners of the Property in Parish Lake Estates Replat No. 1, referred to as Parish Lake Estates, hereby establish, adopt and promulgate the following protective covenants which shall be applicable to every lot within Parish Lake Estates.

The subject property hereby conveyed will be encumbered by the following protective covenants which are to be deemed covenants running with the land, and which will exist against the property until the expiration of twenty-five (25) years from date hereof. These protective covenants may be enforced by Grantor herein and by any neighboring property owners who also acquired property from Grantor (or whose predecessor in title acquired property from Grantor) and whose property is similarly protected/restricted.

1. Each lot shall be used for single-family residence purposes only, and no such residence may be constructed on less than one full lot. Not more than one such residence may be erected on any one lot.
2. No building shall be erected, altered or permitted to remain on any lot, other than one detached single-family residential dwelling not to exceed two stories in height, a private garage for not more than three cars and not less than two cars and not to exceed the height of the main residential building, and any other building which has first been approved in writing by the Architectural Review Committee. Each residence structure must have a private garage which must be completed contemporaneously with the completion of the residence.
3. No building, structure, improvements to the exterior of any building or lot, fences, walls, or other exterior modifications to any lot or to any improvement on the lot shall be commenced, erected, constructed, or placed, until the construction plans and specifications, including the location, finish grade elevation, materials, and external design, have been submitted to and approved in writing by each member of the Architectural Review Committee. The Architectural Review Committee shall review the plans and specifications with regard to these restrictions, the quality of workmanship and materials, the harmony of the external design with the existing structures both on the lot and in Parish Lake Estates, and location with respect to topography and finish grade elevation. The Architectural Review Committee must provide a written response, either approving or disapproving of the proposed construction, within 45 days from the date the required plans and specifications are submitted, or written approval will not be required, and the construction shall be deemed to be in compliance with these restrictions. The members of the initial Architectural Review Committee are Lindall V. Murff and Chad D. Vincent.
4. The living area of the main residential structure, excluding porches, the garage, and any space not cooled or heated, shall be not less than 2,300 square feet for a one-story structure, or not less than 2,800 square feet for a two story structure.

5. The exterior surface of each residence shall be at least sixty percent (60 %) brick, stone or stucco. The balance of the exterior surface of each residence shall be wood, aluminum siding, or concrete-type siding (such as Hardi-Plank). All wood surfaces shall be coated with at least two coats of paint. Paint colors shall be earth tones. Other materials may be used if they are of similar type quality, provided that the Architectural Review Committee first approves the use of such material in writing.
6. The residential structure shall be located one hundred twenty five feet (125') from the front property line. Each building shall face the front line of said lot, which is defined as the portion of the lot adjacent to the roadway. In the event that any lot is located such that two sides of the lot are adjacent to a roadway, the front side of the lot is defined as that side which is adjacent to the more major roadway. No building or other structure shall be located nearer than ten feet (10') to any side or rear lot line.
7. No building of any other building or structure shall be commenced on any lot prior to the completion of the main residential building and garage without written consent from the Architectural Review Committee.
8. All construction of any type shall be completed within twelve (12) months from commencement.
9. Driveways connecting any lot onto Runneburg Road must have a culvert of sufficient size and material to meet Harris County code and permits. It must be installed in the ditch to run parallel to Runneburg Road. Driveways connecting any lot facing Brodt Road must have a culvert not less than 18" in diameter installed in the ditch parallel to Brodt Road. The owner of the lot shall keep the culvert clear of debris and in good repair to permit the free flow of water through the ditch.
10. Each Owner shall erect a septic tank, as approved and recommended by the Texas State Board of Health. No surface toilets are permitted on any lot. No septic system shall drain into any open ditch or other excavation.
11. All water wells and propane tanks shall be located behind the residential structure and not visible from the street adjoining the front property line as same is described in number 6, above. Septic systems shall be placed in an inconspicuous location and is not clearly visible from the front of the property.
12. No noxious or offensive trade or activity shall be permitted on any part of any lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood. Any violation of any county, state or federal law or regulation shall also be considered to be a violation of these protective covenants.
13. Each Owner and occupant of a lot shall keep the lot, the exterior to any improvements to the lot, and the street adjoining the lot in a sanitary, healthful and attractive condition, clean and free of weeds, rubbish, garbage or trash of any kind. All grass shall be kept cut.
14. No inoperable motor vehicles, junk, or other machinery shall be permitted on any lot, unless screened from public view by a garage or permanent fence.

- ER 064 - 96 - 0484
15. Boats, trailers, and motor-homes shall not be parked at any point to the front of the residence structure.
 16. Any clothes drying lines shall be located to the rear of the residence and no closer than ten feet (10') to the exterior boundary line of the lot.
 17. No sign, advertisement, or billboard of any kind shall be permitted, except for one sign identifying the owner of the property, or advertising the property for sale, for rent or for lease. No sign shall be permitted of a size in excess of three (3) square feet.
 18. No animals may be raised or kept for commercial purposes. No large or noisy animals may be kept, raised or bred on any lot except for a 4H project animal (temporary) for a child living at the residence. No barbed wire fencing is allowed across the Southern most property line for those lots with Runneburg Road frontage or across the Eastern most property lines for those lots with Brodt Road frontage.
 19. No firearms may be discharged on any tract.
 20. There can be no access to properties along Runneburg Road except through existing driveway accesses.
 21. Landscaping design must be submitted to the Architectural Review Committee. Landscaping is required to be complete contemporaneously with the completion of the residence.
 22. The property is to be mowed at least every two months or will be mowed by Bill Murff Turf Farm, Inc. employees at a charge of \$35.00 per mowing, payment of which is due immediately upon presentation of invoice; provided, however, any lien for payment of such sum on the real property described herein shall be subordinate to any liens given for purchase of said real property or construction of improvements to said real property.

UNDERSTOOD AND AGREED:

Beverly B. Clack

BEVERLY B. CLACK

UNOFFICIAL COPY

20150009485
Pages 6
01/08/2015 10:00:16 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 32.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart
COUNTY CLERK
HARRIS COUNTY, TEXAS