



from the main roadways, at least 5 feet from the interior tract lines and at least 15 feet from any side lots. Residences built on tracts having a depth of at least 150 feet shall be built at least 30 feet from the main roadways as dedicated, at least 5 feet from the interior tract lines and at least 15 feet from any side lots. Residences built on tracts having a depth of less than 150 feet must be built at least 25 feet from the main roadways as dedicated, at least 5 feet from the interior tract lines and at least 15 feet from any side lots. The exterior of the residence shall be finished with at least fifty-one (51) per cent brick, and the rest, if of a material other than brick or material, not commonly decorated or painted, shall be painted with at least two (2) coats of paint. All buildings shall be finished within six (6) months from the date construction is commenced. Drainage culverts between driveways and designated streets shall be installed before completion of any improvements. No tent, trailer, shack or barn, or other outbuildings, shall at any time be used as a residence, either temporarily or permanently. All outbuildings shall be located to the rear of the residence. Only one main residence and one secondary residence (for guests or servants) shall ever be built or maintained on any tract or building site. The moving of used buildings onto any building site in the subdivision is prohibited. There is hereby created an Architectural Control Committee. The Committee shall be composed of three (3) members who are property owners. Until such time as the developer has conveyed eighty-five (85) per cent of the tracts in TALL PINES, the developer shall appoint such members and fill vacancies on the committee. When a total of eighty-five (85) per cent of the tracts have been conveyed by warranty deed then the membership of the Control Committee shall be filled by majority vote of the property owners of TALL PINES. It shall be the purpose of the committee, in reviewing plans, specifications and tract plans to insure for all owners harmony of external and structural design and quality with existing structures and with the overall intended quality of the subdivision. The committee shall have the right to designate a representative to act for it in all matters arising hereunder. All fences which cross the building lines above described must be approved by the Architectural Control Committee.

(b) No parcel shall be divided into a lot or lots less than one (1) full acre in size.

(c) Each lot owner may construct one temporary residence of not less than 280 square feet in size. Exterior of such temporary structure must be painted with at least two (2) coats of paint. Such structure will be no closer than 300 feet to the front lot line except in such case as where there is insufficient depth to meet such 300 foot requirement, then the rear of such temporary structure shall be 50 feet from the rear lot line.

4. It is specifically agreed that tract owners shall not excavate, remove or sell the soil, nor cut, sell or remove timber other than as necessary for the construction or residential and associated improvements upon the property and as may be necessary for the reasonable use, upkeep and maintenance of the property which would not in any manner decrease the value of the same and shall at all times maintain such property

CERTIFIED COPY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF MONTGOMERY

-2-

A true and correct copy, hereby made, of the  
same appears in Vol. 116 Page 316  
of the \_\_\_\_\_ records in the County  
Clerk's Office in Montgomery County, Texas.



DAVID T. JENNELL  
COUNTY CLERK  
COUNTY OF MONTGOMERY

By Billie D. [Signature]

in conformity with the general plan and scheme of residential development as herein set forth, to the end and purpose that the property herein sold, as well as other properties in the subdivision will maintain uniform conformative development. No leaves, brush, timber, debris or trash of any nature shall be permitted to be placed, disposed of or burned within the road right-of-ways.

5. No billboards or other advertising signs of any nature, either commercial or private, shall be erected or maintained, save and except, reasonable "For Sale" or "For Rent" signs pertaining to the sale or rental of the tract or tracts and improvements thereon.

6. Whenever a residence is established on any tract it shall provide an inside toilet and shall be connected with a septic tank and drain field. No cesspool shall ever be dug, used or maintained on any parcel of land in this subdivision, and drainage of septic tanks or sewerage into roads, lakes, streets, alleys ditches, ravines, or upon the open ground shall be prohibited and enforceable as any other violation of these restrictions by any resident in the subdivision or by public body. The purchaser of a parcel of land in the subdivision shall, upon constructing any residence upon this tract, or any person making use of his tract of land, place a culvert of sufficient size to permit the free flow of water at a point between the roadway and his property, and shall fill in sufficient dirt over and around the same to construct a driveway to the premises. The inside bottom of said culvert must be even with or below the level of the ditch. Outside toilets are strictly prohibited.

7. All tracts are sold subject to easement for public utilities as may already be existing or as may become reasonably necessary to create in the future and all of which rights is reserved so as to permit good development of the subdivision and provide necessary utilities. All existing roads are hereby dedicated as public road easements to insure to the benefit of the property owners of this subdivision and insure permanent access to their land. All tracts herein sold are subject to prior recorded reservations of oil, gas and other minerals, together with all restrictions herein set forth and as well as any other easements, reservations and restrictions of record.

8. No used or new building materials whatsoever shall be placed or stored on any tract in said subdivision, and **all buildings when started must be completed within six (6) months from date of beginning.**

9. If the parties hereto, or any one of the future owners of this subdivision, their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein contained, then any owner in the subdivision shall have the right to prosecute any proceeding, at law or in equity, against any person violating or attempting to violate any of the covenants or restrictions, and either prevent such person or persons from so doing by prohibitive or mandatory injunction and to recover damages for such violation. It is further stipulated that the invalidation of any one or more of these covenants, restrictions or conditions by any judgment or court order shall in no wise affect or invalidate any of the other provisions, but all such other provisions shall remain in full force and effect.

TRANSFERRED COPY CONTAINING  
STATE OF TEXAS  
COUNTY OF MONTGOMERY  
A true and correct copy, I hereby certify as the  
same appears to me. Page 3 of 3  
of the \_\_\_\_\_  
County Clerk's Office at Montgomery County, Texas.



By \_\_\_\_\_  
County Clerk of Montgomery County, Texas

472-00-1410

Sub. 713 Page 872

10. The purpose of the foregoing restrictions is to maintain a high standard of living conditions and thereby make it a desirable residential section. It is understood and agreed that should a violation, or attempted violation of any of the foregoing covenants and restrictions by a purchaser in said subdivision occur, ROBERT A. BRADLEY, Trustee, is in no way responsible, either financial or otherwise, but will use his best efforts to adjust any violations.

Filed for Record at 11 o'clock A.M. 7/17 1938 DEPT. CLERK  
Clark County Court, Montgomery Co., Texas By *[Signature]*

STATE OF TEXAS  
County of Montgomery  
I hereby certify that this instrument was filed in the Public Records on the day and at the time designated herein by me and was duly recorded in the Public Records of Real Property of Montgomery County, Texas.

DEC 14 1938



*M. L. Hill*  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

98 DEC 14 PM 4:30  
MARK FARRIS, CLERK  
MONTGOMERY COUNTY, TEXAS  
DEPUTY

Exhibit A

CERTIFIED COPY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF MONTGOMERY

A true and correct copy of the foregoing was filed in the Public Records of the County of Montgomery, Texas, on the 14th day of December, 1938, at 4:30 P.M. in the County Clerk's Office in Montgomery County, Texas.



MARK FARRIS  
COUNTY CLERK  
COUNTY OF MONTGOMERY

By *[Signature]*