

RESTRICTIONS FOR LAKE FOREST LODGE LOT OWNERS

8109280

ORIGINAL DIM

## 1. Single-Family Dwellings

All lots in said subdivision, excepting those designated otherwise on recorded plat, shall be used for single-family residential purposes only; and no building shall be erected, altered, placed or permitted to remain on any such single-family residential lot other than one detached single family dwelling, not to exceed one and one-half stories high, and a private garage for not more than two cars. No dwelling shall be permitted on any lot restricted to single-family dwellings at a cost of less than \$1,500.00, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein, for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages shall not be less than 260 square feet.

## 2. Architectural Control

No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and material, harmony of external design with existing structures, and as to location with respect to topography and finished grade elevations. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set-back line unless similarly approved. Said Architectural Control Committee is composed of three members.

## 3. Building Location

All buildings on lots shall be located with the minimum distance set-back building lines shown on the building plot plan of the subdivision on file with the Architectural Control Committee: in no event will any building be constructed nearer than 100 feet to the water line of Lake Forest nor nearer than 15 feet to any side street lot-lines, nor nearer than 10 feet to any interior side-lot line and rear lot-lines

## 4. Building Plot Area, Width and Depth

No building plot as shown on the building plot plan on file with the Architectural Control Committee, shall be resubdivided nor shall any dwelling be erected on or placed on any building plot having a width of less than 16 feet and a depth of less than 16 feet and an area of less than 260 square feet of floor space.

663-01-1311

5. Easements

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plot

6. Nuisance

No noxious or offensive activity shall be carried on upon any premises, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7. Temporary Structure

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time, either temporarily or permanently.

8. Oil and Mining Operations

No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted on any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot. Nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted on any lot.

9. Livestock and Poultry

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that fowls, rabbits, dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose, and pens or cages are kept in a clean and sanitary condition. Said cages, pens or houses for any type of fowl or animal shall be located at least 25 feet from any property line.

10. Gargage and Refuse Disposal

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

11. Water Supply

No individual water-supply system shall be permitted on any lot unless permission is granted in writing by the Architectural Control Committee for the construction of such system and in the event permission is granted, such system shall be located, constructed and equipped in accordance with the standards and requirements substantially equal to or exceeding the minimum requirements of the Texas State Health Department.

12. Sewage Disposal

No open or outdoor toilets will be permitted. No

(cont.)

individual sewage-disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the standards and requirements which are substantially equal to or exceed the minimum requirements for such system as issued by the Texas State Health Department. Septic tank for each lot shall have a minimum capacity of 500 gallons. Septic field drain for each lot shall have a total length of 100 feet and provide a minimum of 150 square feet of trench bottom. Septic fields shall be at least 150 feet from the water edge of Lake Forest or farther if practical. No sewage shall be permitted to enter the lake. The lake, community property and private lots shall be kept clean and sanitary by all property owners.

13. Sight Distance at Intersections

No fence, wall, hedge, shrub, or other obstruction which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be placed or permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstructions of such sight lines.

14. Term

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten year, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

LAKE FOREST LODGE RULES AND REGULATIONS FOR USE OF LAKE,  
ROADS AND PARK AREAS.

Florence Harwell, Secretary/Treasurer  
 Lake Forest Lodge Lot Owners

Lake Privileges: All lot owners shall have equal rights and privileges on the lake, park areas, and roads as long as all rules and regulations pertaining thereto are complied with. Violation of these rules and regulations will forfeit that owner's privileges. The lake and park areas may be used for fishing, frogging, swimming, skin-diving, boating, picnics, parties, and outing. No hunting or use of firearms will be permitted. Power for boats shall be limited to electric motors.

Maintenance: An annual fee of \$\_\_\_\_\_ shall be paid by each lot owner for each lot, for maintenance, repairs, electricity for pumping water, and general care of the property. Electricity for household purposes will be paid for by individual lot owners.

Plants, Fish and Wildlife: No water plants of any kind shall be brought into the subdivision or the lake. No fish or wild life shall be brought into the lake.

Guests : Each lot owner may bring a maximum of six guests over 16 years of age in any one month for fishing or frogging. The number of guests for picnics, outings, parties, boating, or swimming is not limited except that prior approval from the control board shall be obtained for the number of guests and the date for an event in which more than 20 people, guests and hosts included, are present.

Structures: No structures shall be built on the lake without prior approval of the control board; piers shall not extend more than one-third of the distance across the lake nor more than 75 feet beyond the water edge.

Sanitation: No gas-line, oil, sewage, debris, or chemicals shall be permitted to enter the water.

Game and Fish Laws: All game and fish laws are to be strictly complied with. The following daily limits of fish shall not be exceeded by any one lot owner together with all guests of said owner: 30 bass, 30 catfish, 200 fish of all kinds in the aggregate, 20 frogs. No seining other than for bait monnow, and no commercial fishing or frogging or any other commercial practices shall be carried on. No trot lines and no lines with more than two hooks shall be used.

Water Service: Water from the service system shall be used for household purposes. Watering and sprinkling lawns and plants from this source is not permitted. Water shall not be pumped out of the lake.

Entrance Gate: The entrance gate to the subdivision shall be kept under lock. Each lot owner will have a key to the lock. No lot owner will be permitted to let guests have the key to come and go as they please.

063-01-1314

81653181

STATE OF TEXAS  
COUNTY OF MONTGOMERY  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED  
IN THE PUBLIC RECORDS OF THE COUNTY OF MONTGOMERY  
IN THE OFFICE OF THE COUNTY CLERK AND WAS DULY RECORDED.  
MONTGOMERY, TEXAS

MAR 16 1981



*Roy Harris*

COUNTY CLERK  
MONTGOMERY COUNTY TEXAS

FILED FOR RECORD

1981 MAR 16 AM 11:04

*Roy Harris*  
PUBLIC CLERK  
MONTGOMERY COUNTY TEXAS

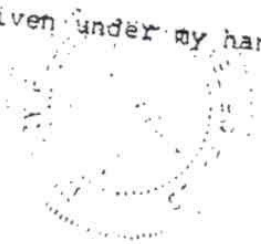
8109280

RECORDER'S MEMORANDUM  
ALL BLACKOUTS, ADDITIONS AND  
CHANGES WERE PRESENT AT THE TIME  
THE INSTRUMENT WAS FILED AND RE-  
CORDED.

THE STATE OF TEXAS ( )  
COUNTY OF MONTGOMERY ( )

BEFORE ME, a Notary Public, on this day personally appeared  
Florence Harwell  
whose name (s) is/are subscribed to the foregoing instrument and acknow-  
ledged to me that she executed the same for the purposes and consider-  
ation therein expressed.

Given under my hand and seal of office this the 16 day of March  
1981



*[Signature]*  
Notary Public in and for ~~XXXXXX~~ STATE  
OF ~~XXXXXX~~ Texas

My Commission Expires \_\_\_\_\_