

THE STATE OF TEXAS X  
COUNTY OF JEFFERSON X  
580323

WHEREAS, Building & Lands, Inc., a corporation, is the owner of the property designated as River Oaks Estates, a Sub-division in the Wm. C. Dyches Survey, Jefferson County, Texas, according to a map thereof certified to by C. A. Kohler, Surveyor and Engineer, June 8, 1959, and being all of Blocks Twenty-One (21) through Twenty-Nine (29), inclusive, of said addition, except the West 480 Feet of Block 27A; and

WHEREAS, in consideration of the advantages to be derived therefrom, the said Building & Lands, Inc., has agreed to restrict all of such property as to the nature of the building to be erected thereon and the purposes for which it shall be used.

NOW, THEREFORE, Building & Lands, Inc., in consideration of the premises and the benefits to be derived by it therefrom, does hereby agree and declare that the above described property from this date shall be charged with the following reservations, restrictions, easements and conditions, to-wit:

1. All Lots therein shall be known and described as residential lots, and there shall be constructed thereon only, single family dwellings and the customary outbuildings.
2. There shall be no dwelling constructed on any of said lots in said addition which shall contain less than 1,400 sq.ft. of ground floor area, exclusive of screen and open porches and attached garages.
3. No building shall be located nearer to the front line of lot or nearer to the side street line than the building setback lines shown on the recorded plat. No building shall be located nearer than ten (10') feet to any side lot line except that the side line restrictions shall not apply to a detached garage or other outbuilding located seventy (70) feet or more from the front lot line.
4. No residential structure shall be erected or placed on any building lot which is less than one lot as shown on the recorded plat.
5. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.
6. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any struc-

7. If not of masonry construction, all structures shall before occupancy, be painted on the exterior with at least two coats of paint and shall have tile, gravel or shingle roof and the exterior thereof shall not be allowed or permitted to remain in an unfinished condition for a period longer than six months.

8. No outside toilets shall be installed or maintained on any premises and all buildings shall be connected with a sanitary sewer or septic tank constructed and installed in accordance with regulations provided by Jefferson County or the State of Texas, whichever has jurisdiction.

9. Easements for installation and maintenance of utilities and drainage facilities are reserved, as shown on the recorded plat.

10. Signs. No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent or signs used by a builder in advertising the property during the construction and sales period.

11. Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designated for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

12. Garbage 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.

13. Sight Distance of Intersection. No fence, walls, hedge or shrub planting which obstructs sightlines 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 or in the case of a rounded property corner from the intersection on the street property lines extended. The same sightlines limitations shall apply on any lot within 10 ft. from the intersection of a street property line with the edge of a driveway or alley pavement. No

street shall be permitted to remain within such distances of such intersections unless the foliage is maintained at sufficient height to prevent obstruction of sightlines.

14. No existing or used dwelling shall be moved and placed on any of the above mentioned lots from another location, and all dwellings must be of new construction.

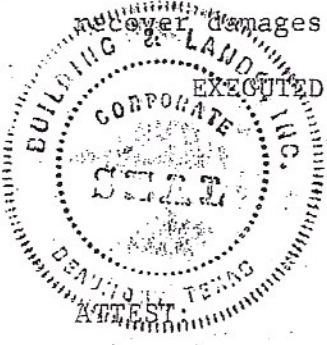
15. No building shall be erected, placed, or altered on any lot until plans and specification and a plan showing the location of the structure have been approved by the Architectural Control Committee, as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. Approval shall be as hereinafter provided. Architectural control committee shall give or withhold approval (as in the judgment of the committee is proper) of all matters set out in the preceding paragraph and of other matters hereinafter specified. Said Architectural Control Committee shall be composed of R. E. Gellatly, J. R. Beck and C. A. Kohler. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. Any time after a period of three years from date of this instrument, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

The approval or disapproval of the committee, as required in these covenants shall be in writing. In the event the Committee or its designated representatives, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the constructions has been commenced prior to the completion thereof,

approval will not be required and the related covenants be deemed to have been fully complied with.

16. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1979, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of a majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

17. If the party hereto or its successors or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues from such violations.



EXECUTED this 16th day of February, 1961.

BUILDING & LANDS, INC.

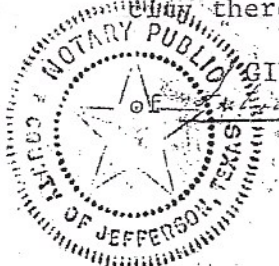
By: John M. Lawrence  
President

Ruthleen Goder  
Secretary

THE STATE OF TEXAS    X

COUNTY OF JEFFERSON   X

BEFORE ME, the undersigned authority, on this day personally appeared John M. Lawrence, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of Building & Lands, Inc., as the President thereof, and for the purposes and considerations therein expressed, and in the capacity therein stated.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27 day of February, A.D., 1959.

Juanita Bassett  
NOTARY PUBLIC IN AND FOR  
JEFFERSON COUNTY, TEXAS

Filed for Record Mar 13, 1961, at 1 o'clock P. M.,  
Fred G. Hill, County Clerk, Jefferson County, Texas. By N. M. Debes,  
Deputy. Recorded Mar 20, 1961, at 9:50 o'clock A. M.

FRED G. HILL, County Clerk,  
Jefferson County, Texas.  
By Colaine Kuhl Deputy.