

3593

IGENERAL RESTRICTIONS

MESA VISTA SUB-DIVISION is intended as a residential sub-division. No site or any part of a numbered site shall be used for business or commercial purpose. No tent, or shack, shall be erected on any part of this sub-division. Trailer houses or mobile homes shall not be used as living quarters on any part of this sub-division.

IICONSTRUCTION

Dwellings constructed on said sub-division will contain not less than fifteen hundred (1500) square feet of floor space excluding garage and porches (patio), and shall be constructed of permanent type material generally used in the construction of residential structures. Once the construction of a dwelling is started, completion will be diligently prosecuted, including painting of all exposed wooden surfaces normally requiring paint.

Dwellings constructed must be equipped with an underground sewage disposal system, constructed in accordance with recommendations of the Department of Public Health of the State of Texas. Such sewage disposal systems will have sufficient tank and drainage capacity for anticipated use.

IIIBOUNDARY CLEARANCE & SUB-DIVIDING

Dwellings shall not be constructed closer than forty (40) feet from a street or roadway and the side line clearance must be a minimum of forty (40) feet.

Numbered sites may be divided into a maximum of two (2) sites with one (1) dwelling on each site. The exception to this provision is site number twelve (12) on which a maximum of three (3) building sites may be made and three (3) dwellings constructed on the entire site.

IVANIMALS AND PETS

Owners of sites may maintain thereon a maximum of two (2) riding horses and three (3) sheep, provided that such animals are retained in a fenced area. Barns and outbuildings used for the maintenance of these animals must be located not less than seventy-five (75) feet from a roadway or street. Household pets may be kept, but not for commercial use or purpose. Except for these provisions, no animal or fowl may be kept on the premises.

TRASH AND GARBAGE DISPOSAL

Wooden trash, leaves, paper and other easily combustible material may be disposed of by burning on the premises, providing such material is burned in an incinerator. Garbage will not be disposed of by burning.

VI

EASEMENTS

The developer reserves the right to grant easement to telephone and electrical companies on each site for the purpose of telephone and electrical service to individual sites. In addition to this utility easement, the developer also grants an easement of thirty (30) foot frontage on each site for the purpose of entrance and exit VIA roadway (street) to and from sites affected.

VII

These restrictive covenants, as well as the use of easements, may be enforced by any owner(s) of land in the sub-division, including the developer, by a suit for injunction. In addition to the specific covenants set forth above, the developer, or any land owner in the sub-division, will have the right to initiate action to abate the existence of a nuisance, even if such nuisance is not a part of the restrictive covenants set forth above in this document.

FILED FOR RECORD

at 11:05 o'clock A.M.

SEP 23 1972

Emmie M. Muenker
Clerk County Court, Kerr County, Texas

Richard K. Pitts
Richard K. Pitts, Developer

THE STATE OF TEXAS: *E. Strickwith* Deputy

COUNTY OF KERR :

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared RICHARD K. PITTS, Developer of MESA VISTA Sub-division, known to me to be the person whose name is subscribed to the foregoing instrument; that he executed the same for the purposes and consideration therein expressed, and in the capacity therein expressed.

Given under my hand and seal of office this 21ST day of DECEMBER, A.D. 1971

Louis M. Burdette
Notary Public, Kerr County, Texas

This document filed with Plat Number _____ in Volumn Number _____, Page _____, Kerr County, Texas.

Filed for record September 28, 1972 at 11:05 o'clock A. M.
Recorded October 3, 1972
EMMIE M. MUENKER, Clerk

By *Emmie M. Muenker* Deputy