

# INDIAN LAKE SUBDIVISION

BASTROP COUNTY TEXAS

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## SUBDIVISION RESTRICTIONS

### SECTIONS I, II, III, AND IV

1. There shall be established an Architectural Control Committee composed of three (3) members appointed by the undersigned (and/or designees of the undersigned, from time to time) to protect the owners lots in this subdivision against such improper use of lots as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures built of improper or unsuitable materials, to obtain harmonious architectural schemes; to insure the highest and best development of said property; to encourage and secure the erection of attractive homes and placement of attractive mobile homes thereon, with appropriate locations thereon on lots; to secure and maintain proper setbacks from street and adequate free spaces between structures; to regulate and/or participate in regulation of use of lake areas; and, in general to provide adequately for a high type of quality of improvements in said property, and thereby to enhance the value of investments made by purchasers of lots therein.

The undersigned, the Architectural Control Committee, and the officers and members thereof shall not be deemed to have assumed any liability with regard to any undertaking by consequence of its enactment and enforcement of, or failure to enact or enforce minimum standards for, any improvements, and no act or omission shall be construed to impose any liability upon the undersigned, said Architectural Control Committee, or the officers and members thereof for damages which grantee may sustain.

2. Subject to the provisions of numbered paragraph 10 hereof, all lots are restricted to use for single family residential purposes only and no building shall be erected or maintained on any lot in said subdivision other than a private residence, a private boathouse, a private storage building, and a private garage for the sole use of the owner or occupant.

3. Subject to the provisions of numbered paragraphs 9 and 10 hereof, and to the last sentence of this paragraph 3, no existing building or structure of any kind and no part of an existing building or structure shall be moved onto, placed on, or permitted to remain any lot. All construction must be of new material, except stone, brick, or other materials used for antique decorative effect if such use is approved in writing by the Architectural Control Committee. All buildings other than boathouses or residences erected on piers elevating the building at least five feet above

ground level shall be completely underpinned, with no piers or pilings exposed to view. Without prior written consent of the Architectural Control Committee, no natural drainage shall be altered, nor shall any drainage ditch, culvert, nor drainage structure of any kind be installed nor altered, nor shall any curb nor other such impediment to the free flow of water be installed nor altered. An existing may be placed on a lot only if it and its plans have been approved by the Architectural Control Committee, and if it has been recently constructed of new material and has never been placed in use, and if it otherwise meets all of the requirements of these restrictions.

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4. No building exceeding two stories in height shall be erected on any lot. Each residential building, subject to paragraph 9 hereon, shall have a minimum floor area of 550 square feet, exclusive of porches, stoops, open or closed carports, patios or garages, except that the Architectural Control Committee may allow smaller minimum floor area for buildings of novel design and/or materials.

5. No building, mobile home, fence, or other structure or improvement shall be erected, placed or altered on any lot until one copy of the construction plans and specifications, including specifications of all exterior materials and a plan showing the proposed location of the structure, have been submitted to and approved in writing by the Architectural Control Committee. If construction is not commenced within eight (8) months of such approval, the approval shall be null and void unless an extension is granted in writing.

6. No fence shall be permitted to extend nearer than 10 feet to the rear or the side lot lines when said rear or side lot line is within a utility easement as shown by the Plat filed for record in the Plat Records of Bastrop County, Texas (hereinafter "Plat"). Any fence along the front lot line is subject to the rights of utility companies under aforesaid utility easements and paragraph 10 hereof. Any reasonable damage done by utility companies to any fence location in any utility easement shall be borne by the lot owner or purchaser and not buy the utility company.

7. No building or mobile home shall be placed in any utility easement as shown on the plat. No building or mobile home shall be located nearer than 5 feet to any side lot line, nor nearer to the rear lot line than 10m feet nor nearer to the front lot line than 20 feet; provided, however, that the Architectural Control Committee may allow lesser set-backs when unusual topography or design warrant it.

"Side lot line" as used in this paragraph, in respect to any two or more contiguous whole and/or fractional lots owned by (and/or under a contract to the conveyed by the undersigned to) the same person or persons and used as a single building site, shall therefore mean each and/or either of the two outermost side lot lines considering said contiguous whole and/or fractional lots as one lot, if the combined width of said contiguous whole and/or fractional lots is at least 50 feet at the widest portion thereof, but no other may be made of any lot or fractional lot to the extent it has been grouped to alter these minimum set-back requirements.

8. No animals or birds other than household pets, shall be kept on any lot.

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9. Except as provided below in regard to camping, no outbuilding, boathouse, basement or garage erected on any lot shall at any time be used as a dwelling, temporarily or permanently. No shack shall be placed on any lot. Mobile homes (including travel type trailers used as mobile homes) may be placed and used upon any lot only if same have been inspected by, and prior written approval of same has been granted by, the Architectural Control Committee, and said Committee may, as condition to its said approval, make any requirements which in its judgment is deemed proper, including the following requirements: (a) that the mobile home be no more than five (5)

years old at date of application, be in good repair and of attractive design and appearance, and underpinned within 90 days with material approved by the Architectural Control Committee, (b) that any mobile home not built by a commercial mobile home manufacturer be of design, appearance and quality comparable to those built by commercial manufacturers; otherwise no mobile home shall be placed on any lot, and (c) water service must be connected and an approved septic tank must be installed to occupancy, camping on lots shall be limited to: (1) use of campers, camping trailers, tents or other camping shelters which shall be of good appearance and in good repair, and no such camping shelter shall not be placed on any lot for more than 14 days of any 30 day period, or (2) use of travel trailers or other mobile homes meeting the requirements (other than underpinning and connection to water lines and septic tanks) for the mobile homes to be placed on lots, and such travel trailer or other mobile homes shall remain on lots only so long as camping use or occupancy does not occur in more than 14 days in any 30 day period. Lots shall be kept free of litter, rubbish, trash or other debris, and no unsanitary condition shall be allowed to exist on any lot.

9a. Section three only: No house trailer or mobile home shall be placed on any lot. Modular and manufactured homes are subject to the prior approval of the Architectural Control Committee.

10. Easements are reserved along and within 10 feet of the lot lines (1) as shown on the Plat, and (92) in the set-back from the front lot lines as established in paragraph 7 hereof, for the construction, operation and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, gas lines, telephone, water lines, sanitary and storm sewers, road drains and other public and quasi-public utilities and to cut and/or trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to and egress from across said premises to employees of said utilities.

The undersigned and/or their designees may, on any lot and/or lots then owned by the undersigned, construct, maintain, use and allow to be used by others, parks, swimming pools, playgrounds, community shelter buildings, sales offices, mobile home demonstration and sales lots, water wells and related pumping, storing operation and maintenance facilities, and the like, and numbered paragraphs 2, 3, 4, 5, 6, 7, and 9 hereof shall not apply thereto.

11. No outside toilet or privy shall be erected or maintained in the Subdivision. The materials installed in and the means and methods of assembly of, all sanitary plumbing shall conform with the requirements of the Health Department of Bastrop County and the State of Texas. No septic tank or lateral lines will be placed within 10 feet of any water lines installed in any utility easement.

12 Subject to the provisions of the last two sentences of this paragraph, as to each lot in the Subdivision, and assessment is hereby made of (i) \$150.00 annually, for one or more lots with or without single family residence owned by the same person, (ii) lots with additional family residence owned by the same person will be assessed \$150.00 per single family residence, for the maintenance and construction of play grounds, parks, roads and other improvements in Indian Lake Subdivision; "owner" as used in this sentence shall include also a purchaser from the undersigned of a lot.

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13 Any building, structure or improvement, commenced upon any lot shall be completed as to exterior finish and appearance, within six(6) months from the commencement date. No lot or portion of any lot shall be used as a dumping ground for rubbish or trash, nor for storage of items or materials (except during construction of a building or in approved storage buildings), and lots shall be kept clean and free of any boxes, rubbish, trash, or other debris. The undersigned shall have the right to enter the property where a violation exists under this paragraph and remove the incomplete structure or other items at the expense of the offending party.

14 No lot shall be further subdivided except that fractions of lots may be separated to add to space of whole lots if the combination of whole and fractional lots is used as a single building site and if all other provisions of these subdivision restrictions are complied with. No lot or any part of a lot shall be used for a street, access road or public thoroughfare without the prior written consent of the undersigned, their successors and assigns.

15 If the owners of any lot in said Subdivision, or any other person, shall violate any of covenants herein, it shall be lawful for the above described Indian Lake Owners Association or any other person or persons owning any real property situated in said 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 for such violation, or both.

16 Invalidation of any one or more of these covenants, and restrictions by judgment of any Court shall in no way affect any of the other covenants, restrictions, and provisions herein contained, which shall remain in full force and effect.

INDIAN LAKE SUBDIVISION

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