

272781

This Subdivision is private and not recorded in the Plat Records of Montgomery County, Texas, but has been surveyed by a registered, licensed Surveyor, and is composed of a 8.6 acre tract and a 15 acre tract of land in the Matilda Wilburn Survey, A-597, Montgomery County, Texas; said 8.6 acre tract being described in Deed recorded in Volume 601, page 430, and also in Volume 487, page 283, Deed Records of Montgomery County, Texas; said 15 acre tract being described in Volume 601, page 430, and is also a part of the tract described in Volume 487, page 283, Deed Records of Montgomery County, Texas, and consists Blocks One (1) and Two (2) each containing thirty (30) lots.

This is notice that the following covenants and restrictions are imposed upon all of the lots in said Subdivision, to remain in effect for twenty-five (25) years from date hereof, and from year to year after such date unless a majority of the then owners of Lots vote to change them:

- (1) All residences must be equipped with septic systems that meet F.H.A. Minimum standards and all septic systems must be kept in good working order, so as not to create a nuisance.
- (2) No mobile homes shall be permitted on said property, and no junk automobiles may be parked or collected on said property.
- (3) No livestock, poultry, swine or other noxious animals may be kept or raised upon said property, not shall any animals be kept or raised for commercial purposes in said Subdivision.
- (4) Said property is restricted to a single family residence only. Said residence must have a minimum of 1,800.00 square feet living area, and have an exterior of at least 51% brick.
- (5) All the improvements shall be constructed on the lot concerned so as to front on the street on which such lot fronts. Dwellings on corner lots shall have a presentable frontage on all streets on which the particular lot fronts. The corner lots shall be deemed to front on the street on which it has the smaller dimensions.
- (6) No noxious or offensive trade or activity shall be carried on upon any lot or tract, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- (7) No lot shall be re-subdivided.
- (8) If any person or persons shall violate or attempt to violate any of the restrictions and covenants set forth in the foregoing paragraphs numbered 1 through 7, inclusive, it shall be lawful for any person or persons owning any lot in said Subdivision to prosecute proceedings at law

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or in equity against the person or persons violating or attempting to violate any such restriction and covenants, either to prevent him or them from doing so, or to correct such violation or to recover damages or other relief for such violation. Invalidation of any one part of said covenants or restrictions by judgment or a court of competent jurisdiction or otherwise, shall in no way affect any of the other restrictions and covenants or other parts of the restrictions and covenants which shall remain in full force and effect.

(9) All lots in Block Two (2) of said Subdivision are subject to a 15 foot utility easement across the North end of said Lots. All Lots in Block One (1) of said Subdivision are subject to a 15 foot utility easement across the South end of said Lots.

(10) The foregoing restrictions and covenants are hereby declared to be covenants running with the land and shall remain in force and effect and be fully binding upon all persons acquiring property in said Subdivision, whether by descent, devise, purchase or otherwise, for a period of twenty-five (25) years.

WITNESS MY HAND, this the 8th day of October, A. D. 1971.

Joe Bradley
JOE BRADLEY, Developer

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOE BRADLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of October, A. D. 1971.



A.K. Stewart
NOTARY PUBLIC IN AND FOR
MONTGOMERY COUNTY, TEXAS.....

FILED FOR JRD
AT 11 O'CLOCK A.M.
OCT 11 1971
ROY HARRIS, Clerk
County Court, Montgomery Co., Tex
BY *Phelia H. [Signature]*