

living area shall be constructed or permitted on lots number 282 through 403 inclusive; factory mobile homes of not less than twelve (12) feet wide and fifty (50) feet long shall be permitted as permanent dwellings on lots 282 through 403, inclusive. Open or screened porches, breezeways, or garages shall not constitute enclosed living area. No building, structure or any part thereof shall be constructed or permitted to extend over or encroach upon any street or utility or drainage easement or nearer to any front property line than twenty-five (25) feet or nearer to a side line than five (5) feet.

4. Exterior walls of all buildings and improvements shall be constructed of masonry, cedar shakes, stained wood, or pre-fabricated siding, provided, however, that absolutely no composition shingles, imitation brick, asbestos shingles, or materials of a like or kindred nature will be permitted on the outside walls of any structure. All exposed wood or metal surfaces except cedar shall be painted immediately with at least two (2) coats of good quality paint. The main dwelling shall have a hip or gable roof surface with tile, gravel, wood or composition shingles and no corrugated iron or roll roofing or shed type roof shall be permitted. Garages shall be constructed of the same material as the main dwelling, provided that if the garage is detached from the house it may be constructed of wood or pre-fabricated siding and covered with two (2) coats of good quality paint. The exterior of any building must be completed within six (6) months of the time construction begins. No dwelling shall be occupied prior to the completion of the exterior and installation of adequate indoor toilet facilities.

5. No old or existing house or structure shall be moved in or placed on any lot, with the exception of factory constructed mobile homes as permitted and set forth in paragraph number 3 of the restrictions and permitted on lots 282 through 403 inclusive.

6. Motor homes, campers and tents for camping purposes shall be permitted on any lot, but not to exceed an accumulated period of sixty (60) days in any one calendar year.

7. No residence or other building of any kind of what is commonly known as "boxed" or "sheet metal" or "tar paper shacks" or truck body or box car or caboose or bus body or damaged mobile home, or temporary structure of any type shall be erected, placed or permitted to remain on any lot.

8. No outside toilets shall be used or maintained on any lot. All lavatories, toilets and bath facilities shall be built indoors, be connected with adequate septic tanks with adequate lateral lines for sewage and waste disposal and constructed to comply with all laws, regulations and specifications of state and local health authorities. No lateral or leaching lines from grease traps or septic tanks shall be allowed to drain either directly or indirectly into road ditches or natural drainage ditches.

9. Billboards, sign boards, junk, trash, litter, junk cars and appliances, old furniture or unsightly objects are prohibited, with the exception that one (1) "For Sale" sign not to exceed two (2) feet by two (2) feet in size may be permitted. No unused car may be parked on any street continuously for more than thirty (30) days. No unused car may be allowed to remain on any lot longer than sixty (60) days. No building materials may be left visible and unused on a lot more than ninety (90) days.

10. No fowl, animal or livestock of any kind shall be raised or kept on any lot, except for dogs, cats, birds or other household pets may be kept provided they are not bred or maintained for commercial purposes.

11. Fences, constructed of barbed wire or chicken wire are prohibited.

12. There is dedicated for utilities a ten (10) foot ground easement on the street side of each lot for the installation and maintenance of utilities to serve said lot; also all guy wire easements necessary to properly install the electrical utilities.

13. There is dedicated for electrical utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to all ground easements established for such utilities, such aerial easement being reserved for the purpose of cutting and trimming trees in order that the electrical lines may be constructed and maintained.

14. Bridges constructed over road ditches shall be of concrete or galvanized pipe of such size as may be necessary in order that drainage will not be retarded, provided such size shall never be less than eighteen (18) inches.

15. There is hereby reserved adjacent to and over all natural drainage courses, an easement for the purpose of permitting drainage through such courses.

16. Each lot in North Woods, Section II, subdivision, or partial lot, is hereby subjected to an annual service charge of not more than \$24.00 per year per lot or partial lot, which is referred to hereunder as the "Community Service Charge". This Community Service Charge will be paid by the owner or owners of each lot or partial lot annually in advance on the 15th day of January of each year. All persons purchasing lots prior to December 31 of any year shall pay to the Property Owners Association of North Woods, Section I and Section II their pro-rated share of the \$24.00 Community Service Charge. This charge shall be paid to the North Woods Property Owners Association, Inc., a non-profit corporation, for the upkeep, maintenance and improvement of roads, easements, parks, swimming pools and other designated recreational facilities which may now or hereafter be made available to all lot owners in both Section I and Section II. The Community Service Charge imposed hereby shall continue for such period as these restrictions are in effect. To secure the payment of the Community Service Charge established hereby, a vendor's lien is hereby and will be reserved for the benefit of all lot owners and the Property Owners Association to secure the payment of said charge and the reasonable cost of collection thereof including attorney's fees: provided, however, that such lien is specifically subordinate, secondary and inferior to all liens, present and future, created by or at the instance and request of the owner of any such lot to secure the payment of any improvements on said lot and further providing that prior to the foreclosure of such lien said Property Owners Association shall give the owner of such lot sixty (60) days written notice of such proposed action by certified mail, return receipt requested. The Property Owners Association will be composed strictly of lot owners in North Woods, Section I and Section II other than developers and developers shall not be entitled to vote its unsold lots at meetings of the Property Owners Association. Every other property owner shall be entitled to one (1) vote per lot owned (or under sales contract). Developer's unsold lots shall not be liable for the Community Service Charge.

17. Lots 347, 386, 410, 411, 418 and 419 are subject to a Sanitary Control Easement as reflected by the plat of the subdivision which prohibits a septic tank or a open septic tank field line to be installed within one hundred fifty feet (150') of the well to be drilled on Reserve "D".

18. Invalidation of any one of these covenants by judgment or other Court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

19. The foregoing restrictions are enforceable by an injunction by the County of Montgomery, any citizen or property owner, or the original developer, its successors or assigns.

EXECUTED this 5th day of October, 1978.

NORTH WOODS RESORT, INC.

By *Michael L. Worman*
MICHAEL L. WORMAN, President

ATTEST:

DANNY G. VINSON, Secretary

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

8-252281 1100:..

BEFORE ME, the undersigned authority, on this day personally appeared MICHAEL L. WORMAN, President of NORTH WOODS RESORT, INC., a Texas corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, as the act and deed of said corporation.

5th GIVEN UNDER MY HAND AND SEAL OF OFFICE this the
day of October, 1978.

FILED FOR RECORD
AT 11:15 O'CLOCK A M.

OCT 5 1978

ROY HARRIS, Clerk
County Court, Montgomery Co. Tx.
By *Jimmy Beard* Deputy

Elis [Signature]
Notary Public in and for
Harris County, Texas

