

WOODLAND LAKES CIVIC CLUB, INC.

7829116

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That Woodland Lakes Civic Club, Inc., in order to insure uniformity and character of the Subdivision and to maintain exclusiveness for residential purposes and carry out the general plan for protection, benefit and use of each and every lot owner does hereby impose and establish the following Restrictions and Covenants:

Upon all lots in the Subdivision of Woodland Lakes, a Subdivision in the D. C. Dixon and S. H. Huston survey Montgomery County, Texas, to wit:

1. All homes are to be for single residential purposes only and are to contain a minimum of 800 square feet exclusive of porches, garages, carports and so forth and no residence shall be erected in:
 - a. Section 1, 2, 3, 4, 5 and 6. Nearer than 35 feet of any of the front lot lines, nearer than 10 feet to any side lines of said lot.
 - b. Section 7 & 8. No building or structure shall be erected nearer than 50 feet to the front lot line, 20 feet to the side lot lines and 50 feet to the back lot lines. All utility buildings, sheds, etc., are to be built to the rear of each lot.
2. Every structure, or addition thereto, shall be approved in writing by the Civic Club prior to construction and no structure shall be erected on said lot unless built of permanent materials with pleasing exteriors.

No structures shall have tar paper, aluminum (except aluminum siding normally used on residences), corrugated iron, roll brick siding or similar materials on the exterior walls or roof. Roofing material shall be asphalt shingles or their equivalent, excepting only small utility buildings whose sizes are 12' x 12' or smaller.

No privies or outside toilet facilities shall be constructed or maintained on any lot, and any sewage disposal system shall be of a type approved by State and Local authorities who have jurisdiction; and shall be maintained by the lot owner at all times in a proper sanitary condition. All plumbing and drains must be connected with water tight septic tanks or approved construction. No septic tanks or any outlet shall drain into ditches, (open or closed) or gullies, or any other waterway.

No tent or trailer shall be erected or maintained as a residence on the lot for a period longer than 30 days and no garage or basement shall at any time be used as a temporary or permanent residence.

Any structure constructed on said lot shall be completed within 12 months from date of commencement of construction thereof.

3. No structure of any type shall be moved into the Subdivision except utility buildings as set forth in the second paragraph of Article 2.
4. No trash, garbage, used building materials, old junk cars or any other debris shall be accumulated, stored or deposited on said premises to the extent that such items create an eyesore to the neighborhood.

5. a. Section 1, 4, 5, & 6. No animals shall be kept or maintained on the premises except customary household pets.
- b. Section 2, 3, 7 & 8. No animals shall be kept or maintained on the premises containing less than one acre except customary pets, on larger tracts, cows, horses and fowls, (but not in commercial quantities), may be kept as long as they are quartered in such a way as not to become offensive to the neighborhood.
6. No firearms of any kind are to be carried or discharged on the premises or within the Subdivision except for protection of life and property.
7. No lot shall be sub-divided to contain less than 20,000 square feet.
8. No lot owner shall give, grant, sell or convey any part of said premises to give access to adjoining lands outside of the boundary lines of the subdivision.
9. All owners of property agree to pay to Woodland Lakes Civic Club, Inc., a maintenance fee or such other additional fees that may be deemed necessary by the Board of Directors to provide for maintenance, repair and improving the parks, lakes, road and common property of the subdivision.
10. "For-Sale" signs shall be restricted to one placed on or about the lot and no other shall be placed anywhere in the subdivision.

The foregoing restrictions shall apply to all owners of property within the Subdivision and shall be binding upon the owner, his heirs, assigns, or any person claiming upon them.

Woodland Lakes Civic Club, Inc., reserves the right to make such reasonable changes or additions to these restrictions as Woodland Lakes Civic Club, Inc. may deem reasonably necessary or desirable, subject to a simple majority poll of the voting members of Woodland Lakes Civic Club, Inc.

The members polled, shall be those present for the purpose of voting on the restrictions and mail in ballots and proxy votes. Voting members shall be notified thirty (30) days in advance of any proposed change, addition or deletion of the restrictions.

The Board of Directors or their nominees shall be the judges in all voting matters concerning changes, additions, or deletions of these restrictions.

These amended restrictions and covenants for Woodland Lakes Subdivision are made in lieu of the restrictions recorded in Volume 602, pages 162 and 163, and Volume 734, pages 868 and 869 and any other restrictions as might be recorded in the Deed Records, Montgomery County, Texas.

EXECUTED THIS THE 14th day of July, 1978.

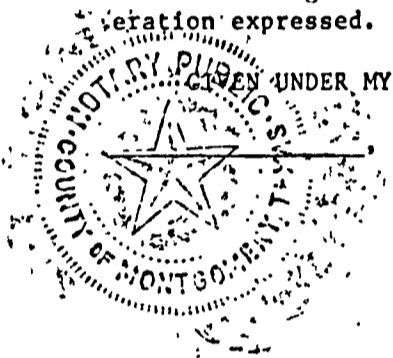
Horace Holden

B B Meers

THE STATE OF TEXAS I
COUNTY OF MONTGOMERY I

BEFORE ME, the undersigned authority, on this day personally appeared Horace Holden and B B Meers, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of July, 1978.



J. Anne Presley
Notary Public in and for
Montgomery County, Texas

FILED FOR RECORD
AT 11 O'CLOCK PM

JUL 14 1978

ROY HARRIS, Clerk
County Court, Montgomery Co. Tx.
Janette Deputy