

RESTRICTIONS AND COVENANTS GOVERNING PROPERTY  
AND LOTS IN MILLS CREEK ESTATES,  
SECTION ONE, AND MILL CREEK FOREST  
AN ADDITION IN GRIMES COUNTY AND WALLER  
COUNTY, TEXAS

#11849

THE STATE OF TEXAS X

VOL 293 PAGE 556

COUNTY OF GRIMES AND X  
COUNTY OF WALLER X

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS Associates Group, Inc., a Texas Corporation, acting through its duly authorized officers, for the purpose of creating and carrying out a uniform plan for the improvement and sale of lots in Mill Creek Estates, Section One, an addition in Grimes and Waller County, Texas, according to the plat thereof recorded in Volume 293, Page 192, of the Deed Records of Grimes County, Texas and in Mill Creek Forest, Section Two, an addition in Grimes and Waller County, Texas, according to the plat thereof recorded in Volume 277, Page 391 of the Deed Records of Grimes County, Texas part of which Mill Creek Forest, Section Two, is replatted into Mill Creek Estates, Section One (both of said subdivisions being hereinafter referred to as Subdivision) and Associates Group, Inc., is the owner of all of the lots in the said subdivision hereafter referred to as "Owners", desire to restrict the use and development of said property located in Mill Creek Estates, Section One, and Mill Creek Forest, Section Two in order to insure that it will be a highclass restricted residential district;

NOW, THEREFORE, Owners acting through its duly authorized officers do hereby impose the following restrictions upon the said property included within the subdivisions, which restrictions shall constitute covenants running with the land and with each and every property owner purchasing or owning lots in the subdivision, for their benefit and for the benefit of "Owners", and said restrictions shall constitute covenants running with the land and any beneficiary hereunder shall have the right to enforce such restrictions using whatever legal method deemed advisable.

A.

General Land Use

All numbered lots in said Subdivisions shall be, and are hereby designated to be used for residential purposes only except as hereafter modified under "Section B, Covenants Applying to Residential Lots", and tracts designated as Reserves shall be unrestricted and may be used for any lawful purpose.

B.

Covenants Applying to Residential Lots

1. Owners grant unto power, lighting and communication utility companies an unobstructed aerial easement seventy (70) feet in width from a plane twenty (20) feet above the ground upward centered on the center line of roadways in the subdivision, together with the right of ingress and egress for the purposes of constructing, inspecting, repairing, maintaining and replacing said utility lines.
2. The conditions and restrictive covenants shall be binding upon the land and the purchasers thereof until June 1, 1989, and shall be automatically extended for successive periods of five (5) years unless revoked by a majority of the then lot owners by instrument of record.
3. The property shall be used for residential purposes only. No obnoxious or offensive trades or activities shall be carried on any of the lots or tracts in this subdivision, nor shall anything be done thereon which will cause a nuisance or be offensive to residents of usual sensitivities in this area. No lot or tract shall be used or occupied for any

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