

RESTRICTIONS - PECAN HILL ESTATES

1. These restrictions shall be effective until January 1, 1994 and shall automatically be extended thereafter for successive periods of ten (10) years; provided, however, that the owners of a majority of the square feet area of the lots in Pecan Hill, may release all of the lots hereby restricted from any one or more of said restrictions by executing and acknowledging an appropriate agreement in writing for such purpose and filing same for record in the office of the County Clerk of Fort Bend County, Texas.

2. Except for Tracts 1, 9, 10b, 11b, 60, 61, and 62 which shall be unrestricted, this property shall be used for residential purposes only.

3. All tracts may be subdivided into lots not less than one acre each and only one residence shall be constructed on each lot.

4. Residences built closer than 300 feet to a public road must contain at least 2000 square feet of living space.

5. Barns and out-houses must be built at least 300 feet away from any public road.

6. All residences must be of new construction (no old houses moved on the property).

7. No mobile homes or live-in trailers shall be placed on the property.

8. All septic tanks and water wells shall be built in accordance with county health department standards.

9. No signs or billboards, including "for sale" signs shall be placed on the premises.

10. No commercial hog or chicken business may be maintained on the property.

11. The premises shall be maintained in a neat and attractive manner with weeds mowed at regular intervals. Trees, shrubs, vines and plants which die or are uprooted shall be promptly removed from the property.

12. Pecan Hill Drive, Inc. shall have the right to negotiate necessary utility easements for the benefit of the subdivision, said utility easements to be placed, where possible, so as not to detract from the premises.

13. All roads to and from the property shall have county approved culverts where the property adjoins any public roads.

14. A strip of land fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in said subdivision is dedicated as easements for drainage purposes, giving Fort Bend County and/or any other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structures.

15. The drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.

16. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1 3/4) square feet (18" diameter pipe culvert). Culverts or bridges must be used for driveways and/or walks.

17. Violations of any restrictions, conditions or covenants herein shall give Pecan Hill Drive, Inc. the right to enter upon property where such violation exists and summarily abate or remove said condition and such entry and abatement or removal shall not be deemed as a trespass.

18. Any and all other drainage and utility easements filed or recorded concerning this property.

19. Exact copy of restrictions for each individual lot filed on record at Fort Bend County Court House.