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W.S. Miller Clerk County Court Harris County Texas. By Mary E. Coet Deputy

No. 289060

R.W. Gillette

To -----

Restrictions.

The State of Texas: County of Harris: R.W. Gillette, being the owner of the following described property, to-wit: Lots Nos. One (1), to thirty seven (37), & Reserve A inclusive, of Rollingwood, subdivision of 71.6556 acres out of the Thomas Hoskins Survey Harris County, Texas, does here now agree and stipulate that all of the lots and tracts above named and herein mentioned shall be and the same are made subject to the following restrictive covenants which shall apply to each and all of the lots above numbered and described, and that any deed conveying said lots, and tracts, shall be made subject to said restrictive covenants, whether said covenants are incorporated in said deed or otherwise, said restrictive covenants being as follows:

A. All lots in the tract shall be known and described as residential lots. No structures, shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than 4 cars and other outbuildings, incidental to residential use of the plot.

B. No building shall be erected, placed, or altered on any building plot in this subdivision until the external design and location thereof have been approved in writing by the neighborhood committee, which shall be appointed or elected by the owner or owners of a majority of the lots which are subject to the covenants, herein set forth: Provided, however, that if such committee fails to approve or disapprove such design and location within thirty days after such plans have been submitted to it or if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required.

C. The developer shall have the right to approve or disapprove plans for buildings until such time as a neighborhood committee is formed.

D. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. No building shall be located nearer than 15 feet to any side lot line except that the side line restriction shall not apply to a detached garage or other outbuilding located 150 feet or more from the front lot line.

E. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

F. No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants, of a different race domiciled with an owner or tenant.

G. No trailer, basement, tent, shack garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

G-1 Should a lot abut on or be traversed by any drainage ditch, an easement is retained for the use of Seller or public authorities for ingress and egress to maintain said drainage ditch.

H. No dwelling costing less than \$2,000.00, shall be permitted on any lot in the tract. The ground floor area of the main structure exclusive of one-story open porches, and garages, shall be not less than 750 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half two, or two and one-half story structure.

I. Easements affecting Lots Nos. 1 to 37 inclusive, are reserved as shown on the recorded plat, for utility installation and maintenance.

J. The entire subdivision shall be restricted against any commercial poultry business or animal raising or selling business. Any fowls or poultry for private use kept and maintained on