

**DEED RESTRICTIONS  
FOR  
SECTIONS 1 - 2 & 3**

I.

1. All lots in this subdivision shall be designated as residential lots; and no such residential lots, or any part thereof sold or conveyed, shall be used as a site or place to conduct any business, trade, commercial or professional activity thereon except those reserved on plat of subdivision.
2. Only a residence, garage or tool house may be built on residential lots and they must conform in appearance and construction. *SEE \* in pg 1, 4+5*
3. All residential buildings must have 420 feet floor space on ground floor excluding porches and carports and garages attached except on streets having lake front lots and lots on street from entrance of **HIDDEN FOREST ESTATES** that leads to lake dam shall have a minimum of 600 square feet.
4. All buildings must be at least 20 feet from the front lot lines and five feet from the back and side lot lines except where one party owns more than one lot these restrictions shall apply to outside boundaries.
5. Building materials must be of brick, stone, wood, concrete block, asbestos or aluminum siding; and wood, block, asbestos or aluminum siding must be painted and maintained as such, if not of permanent finish. All buildings and premises must be kept up and maintained in a neat and orderly way.
6. The exterior of all residential buildings must be completed within 150 working days after starting or owner must get written approval of delays from the Developer of **HIDDEN FOREST ESTATES SUBDIVISION**. ✓

7. No noxious or offensive activity shall be carried on upon any lot or anything be done thereon which may become an annoyance or nuisance to the neighborhood.

8. Sanitation: No outdoor toilets, pits or trenches will be allowed in said subdivision. A septic system approved by the County Health Officer of Montgomery County, Texas, must be installed. ✓

9. No trash, garbage, manure, or other disposal or putrescible matter of debris of any kind shall be permitted to accumulate or be deposited or stored on said premises or in the lake and all such matter as a result of the use of the premises shall be promptly burned or hauled away. ✓

10. No firearms of any type shall be discharged within the subdivision at any time. ✓

11. All parties using the club house, swimming pools, lake(s), park areas, roads, dam site(s), or other recreational facilities, shall use same at their own risk and benefit; and Seller does not assume any liability by reason of the use of the lake(s) and other areas by any parties.

12. Lot owner culvert drainage structures of sufficient size to permit the free flow of water without causing backwater shall be used where driveways cross bar ditches and drainage ditches.

13. No tree more than four (4") inches in diameter may be cut without the permission of the Seller, unless the owner or person entitled to possession of said lot has paid 25% or more of the total purchase price of said lot(s), except that an area sufficient for construction of a residence may be cleared immediately prior to beginning of construction.

14. No lot(s) in the said subdivision may be used for roadway purposes without the written consent of HIDDEN FOREST ESTATES. its successors or assigns. ✓

15. No boats with gasoline engines may be used on the lake.

16. Piers built on the lake shall extend no more than fifteen (15') feet from the normal shore line.

## II.

Easements are reserved along and within five (5') feet of the rear and side lines and along and within ten (10') feet of the front lines of all lots in this subdivision for the construction and perpetual maintenance of conduits, poles, wires, and fixtures for electrical current, telephones, water mains, sanitary and storm sewers, gas mains, and other public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to and egress from and across said premises to HIDDEN FOREST ESTATES and to employees of said utilities. Said easement to also extend along any owner's front, side and rear property lines in case of fractional lots. It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the aforesaid easement strips as long as such lines do not hinder the construction of buildings on any lots in this subdivision.

## III.

Membership in the HIDDEN FOREST LODGE does not transfer with the land; however, in the event of the resale or assumption of any lot or lots, the newowner may make application for membership.

## IV.

*See last page #4*

The above described restrictions shall be effective until January 1st, 1984, and shall automatically be extended thereafter for successive periods of ten (10) years; provided

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however, that the owners of the majority of the square foot area of the lots in said subdivision may release all the premise hereby restricted from any one or more of said restrictions on either January 1st, 1984, or at the end of any successive ten (10) year period thereafter by executing and acknowledging an appropriate agreement or agreements in writing for such purpose and filing the same for record in the office of the County Clerk in Montgomery County, Texas, at any time prior to January 1st, 1979, or at any time prior to five (5) years preceding the expiration of any successive ten year period thereafter.

V.

These provisions and restrictions shall be binding upon and shall inure to the benefit of Billy L. Hardin d/b/a HIDDEN FOREST DEVELOPMENT COMPANY and HIDDEN FOREST LODGE, their successors and assigns and the owners of lots in the HIDDEN FOREST ESTATES SUBDIVISION, their heirs and assigns.