

Stonewate

85155

DEED RESTRICTIONS

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THE STATE OF TEXAS
COUNTY OF HARDIN

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, JOHN HOYKIN, JR., HEREAFTER CALLED OWNER, BEING THE OWNER OF A CERTAIN TRACT OF LAND WHICH HAS BEEN HERETOFORE PLATTED AND SUBDIVIDED OUT OF 154.519 ACRES. BEING 79.037 ACRES, SUBDIVIDED OUT OF C. A. FELDER ABSTRACT -21 HARDIN COUNTY, TEXAS, AS RECORDED IN VOLUME 1056, PAGE 587, OF THE PLAT RECORDS, W. M. SLADE ABSTRACT, 454 VOLUME 1056, PAGE 587, C.A. FELDER, AB. 21, AND W.H. SLADE, AB. 454, HARDIN COUNTY, TEXAS, AS RECORDED IN VOLUME 1135, PAGE 598, OF THE PLAT RECORDS, HARDIN COUNTY, TEXAS, AND DO HEREBY ESTABLISH, AND ADOPT AND PROMULGATE THE FOLLOWING RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS TO APPLY UNIFORMLY TO THE USE, OCCUPANCY AND CONVEIANCE OF ALL LOTS IN SAID "STONEGATE" TO THE BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THE SAID LOTS.

1. The lots conveyed shall be used only for residential.
2. No sign of any kind or character shall be allowed on said premises, except one sign of not more than 5 square feet advertising the property for sale.
3. No structures of a temporary character, no trailer home mobil home, tent, shack, garage or other building shall be used on such premises at any time as a residence either temporarily or permanently.
4. These premises shall not be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. The premises shall not be used as a storage place for old lumber, cars and junk of any description, all rubbish, trash, garbage, or other waste shall not be kept except in a sanitary container. All incinerators, sanitary containers, or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

5. No professional, business or commercial activity shall be conducted on said premises.
6. No obnoxious or offensive activity shall be carried on upon these premises, nor shall any thing be done thereon which may be or become an annoyance or a nuisance to the neighborhood. The use or discharge of firearms is prohibited on these premises.
7. No cattle, hogs, livestock or poultry or any kind shall be raised, bred, or kept on this property. Dogs, cats, other household pets may be kept, provided that they are not kept, bred, or maintained for commercial purposes. That they do not become a nuisance or annoyance to the neighborhood.
8. All residences constructed on such property must have at least two thousand square feet of living area, plus a double car garage.
9. All houses constructed shall be at least half brick on the bottom story.
10. Concrete drive-way from garage to street with concrete culverts.
11. No walls, fence or hedge shall be erected or maintained nearer to the street than the building set back line existing on such lot. NO side or rear fence, wall, or hedge shall be more than eight (8) feet high. Any wall, fence or hedge erected on a lot by "OWNER" or his assigns shall pass ownership with title to the property and it shall be owner's responsibility to maintain said wall, fence or hedge.
12. These restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring lots in "STONEGATE" subdivision whether by descent, devise, purchase, or otherwise, and any person by the acceptance of title to any property in said "STONEGATE" subdivision shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants. These covenants are to run with the land and shall be binding for a period of 25

years from the date hereof: At the end of such period said restrictions and covenants shall automatically be extended for a successive period of ten years unless by a vote of a three-fourths majority of the then owners of the property, each lot having one vote, taken prior to the expiration of said 25 years period and filed of record in said county. It is agreed to amend or release same.

- 13. No parked cars, trailers, or any motor vehicle left unattended on streets in "STONEGATE" subdivision no longer than four hours, not any to be left overnight.
- 14. If any person or persons shall violate or attempt to violate any of the restrictions and covenants herein, it shall be lawful, for any person or persons owning property in said "STONEGATE" subdivision to prosecute proceedings at law or in equity against the person violating or attempting to violate any such restrictions and covenants, either to prevent him or them from so doing or to correct such violation or to recover damages or other relief for such violation.
- 15. Invalidation of anyone of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

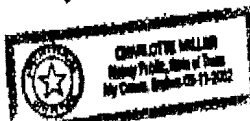
EXECUTED THIS THE 19 DAY OF July 1999

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on the 19th day of July by John Boykin, Jr.

John Boykin, Jr.
JOHN BOYKIN, JR.

Charlotte Miller
Notary Public



FILED IN THIS COUNTY OFFICE
I hereby certify that the instrument was filed on the date and hour shown and is a true and correct copy as the same appears in the Public Records of this County, Texas.

JUL 20 1999



Cher... Miller
COUNTY CLERK
HARRIS CO., TEXAS

Charlotte Miller

FILED FOR RECORD
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