

RESTRICTIONS  
WEST MAGNOLIA FOREST, SECTION 16  
GRIMES COUNTY, TEXAS

THE STATE OF TEXAS   X  
                          X  
COUNTY OF GRIMES    X

#18494

VOL 301 PAGE 801

KNOW ALL MEN BY THESE PRESENTS:

THAT, in order to insure to all purchasers of property in WEST MAGNOLIA FOREST, SECTION 16, a Subdivision in the John H. Pierson Survey, Abstract No. 372, Grimes County, Texas, according to the map or plat thereof recorded in Volume 301, Page 373, of the Deed Records of Grimes County, Texas, that all properties situated therein will be developed and maintained in a uniform manner to the mutual benefit of all owners and future owners thereof, GMA DEVELOPMENT CORPORATION (hereinafter sometimes called "Subdivider"), a Texas corporation with offices and principal place of business in Houston, Harris County, Texas, the present owner of all of said properties, acting herein by and through its duly authorized officers, does hereby ADOPT, ESTABLISH and IMPOSE the following reservations, restrictions, covenants and conditions upon said properties which shall constitute covenants running with the land and shall be binding upon and inure to the benefit of the present owners, their respective successors and assigns, and to each and every purchaser of any of said properties, their respective heirs, legal representatives, successors and assigns, to-wit:

1. These conditions and restrictive covenants shall be binding upon the land and the purchasers thereof until January 1, 1988, and shall be automatically extended for successive ten (10)-year periods thereafter unless on or before one (1) month prior to the end of any such period of time three-fourths (3/4ths) of the owners of tracts of land in said subdivision shall agree in writing, properly executed and recorded in the Office of the County Clerk of Grimes County, Texas, to amend or repeal such restrictions.

2. All numbered lots in West Magnolia Forest, Section 16, shall be used for residential purposes only. No noxious

or offensive traces or activities shall be carried on on any of the lots or tracts in said subdivision, nor shall anything be done thereon which will cause a nuisance or be offensive to residents of usual sensitivities in the area. No lot or tract shall be used or occupied for any vicious or immoral purpose, nor for any use or purpose in violation of the laws of the local, State or Federal governments. No animals shall be raised or maintained on the property in such manner or with such lack of care as to cause offensive odors or noises or so as to otherwise be a nuisance or annoyance to persons of ordinary sensitivity.

3. No residence shall be built or maintained on any lot in said subdivision having less than eight hundred square feet of living area, exclusive of garages and open porches. Residences shall be built at least seventy-five (75) feet from the right-of-way line of the dedicated roadway on which the lot fronts. (In this connection, a corner lot is deemed to front on the right-of-way adjacent to the lot line having the shortest dimension.) The exterior of each residence shall be finished and, if of a material other than brick, stone, asbestos or other material not commonly decorated or painted, shall be painted with at least two coats of paint. No tent, trailer, bus, basement, shack, barn, portable structure, or other outbuildings shall at any time be used as a residence, either temporarily or permanently. All outbuildings shall be located to the rear of the residence except that garages may be attached to the residence. Purchaser shall submit to and obtain approval of the subdivider of any plans for primary or secondary buildings, before commencement of work, to determine architectural suitability and conformity with restrictions. Should the Subdivider not disapprove plans so submitted within twenty (20) days from submission, such plans will be deemed to have been approved. When construction of any improvement is begun, it shall be completed with reasonable diligence and no construction material or equipment shall be stored on the property except as construction is begun and continued with reasonable diligence. Only one main residence and one secondary residence (for guests or servants) shall ever be built or maintained on any tract or building site. Provided, however, that more than one main residence may be built on a tract or building site if the plot plan and architectural plans are first approved in writing by the subdivider. This provision shall not be construed to permit resubdivision of a tract as hereinafter prohibited. The moving of used buildings onto any building site in the subdivision is prohibited unless such building is first inspected and approved in writing by the Subdivider. This right of inspection and right to approve plans may be delegated to a successor by written recorded instrument, and such successor may be a person, persons, corporation or civic club.

4. Whenever a residence is established on any tract it shall provide an inside toilet and shall be connected with a septic tank and drain field until such time as sanitary sewers may be available for use in connection with such tract. No cesspool shall ever be dug, used or maintained on any parcel of land in said subdivision, and

drainage of septic tanks or sewerage into roads, streets, alleys, ditches, ravines, or upon the open ground shall be prohibited and such prohibitions shall be enforceable as any other violation of these restrictions by any resident in the subdivision or by public body. The purchaser of a parcel of land in said subdivision shall, upon constructing any residence upon his tract, or any person making use of his tract of land, place a culvert of sufficient size to permit the free flow of water at a point between the roadway and his property and shall fill in sufficient dirt over and around same to construct a driveway to the premises. The inside bottom of said culvert must be even with or below the level of the ditch.

5. Prior to January 1, 1973, no tract in said subdivision may be subdivided or resubdivided into tracts or parcels of land smaller than as shown on the Subdivision Plat, each tract in said subdivision as shown on the recorded subdivision plat constituting one and only one building site. After January 1, 1973, any tract in said Subdivision may be subdivided and/or resubdivided provided that no lot or tract in such Subdivision or re-subdivision shall have an area of less than one acre.

6. No road, street, or other vehicular passageway shall ever be opened through any tract in said subdivision, it being intended that no road, street or other vehicular passageway shall ever be opened, maintained or utilized in said Subdivision other than those shown on the subdivision plat.

7. All tracts in said subdivision are sold subject to easements for public utilities as may be already existing or as may become reasonably necessary for the subdivider, its successors or assigns, to create in the future, right to do so being hereby reserved, so as to permit good development of the subdivision and provide the necessary utilities.

8. All tracts of land in said subdivision are sold subject to roads, easements and building lines as shown on the plat of said Section 10 of West Magnolia Forest Subdivision as referred to above.

9. The subdivider or any owner in the subdivision shall have the right to prosecute any proceeding, at law or in equity, against any person violating or attempting to violate any of these covenants or restrictions, and either prevent such person, or persons, from so doing by prohibitive or mandatory injunction, and to recover damages for such violation. It is further stipulated that the invalidation of any one or more of these covenants, restrictions or conditions by any judgment or court order shall in no wise affect or invalidate any of the other provisions, but all of such other provisions shall remain in full force and effect.

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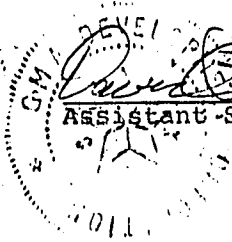
This instrument may be executed in counterparts.

IN WITNESS WHEREOF, GMA DEVELOPMENT CORPORATION has caused these presents to be executed by its duly authorized officers and its corporate seal to be hereunto affixed on this the 2nd day of July, 1971.

OWNER

GMA DEVELOPMENT CORPORATION

ATTEST:

 Peter B. San Filippo  
Assistant Secretary

By: Peter B. San Filippo  
Vice President

LIENHOLDERS

Paul I. Ross  
Paul I. Ross

Albert G. Garnier  
Albert G. Garnier

THE STATE OF TEXAS X  
COUNTY OF HARRIS X

BEFORE ME, the undersigned authority, on this day personally appeared Peter B. San Filippo, known to me to be the person whose name is subscribed to the foregoing instrument, as Vice President of GMA DEVELOPMENT CORPORATION, a corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2nd day of July, A. D. 1971.

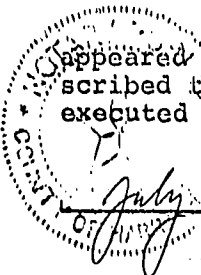
JANICE BOURGEOIS  
Notary Public, in and for Harris County, Texas  
My Commission Expires June 1, 1973

Janice Bourgeois  
Notary Public in and for  
Harris County, Texas

THE STATE OF TEXAS X  
COUNTY OF HARRIS X

BEFORE ME, the undersigned authority, on this day personally appeared PAUL I. ROSS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2<sup>nd</sup> day of July, A. D. 1971.



Gerson M. Harsby  
Notary Public in and for  
Harris County, Texas

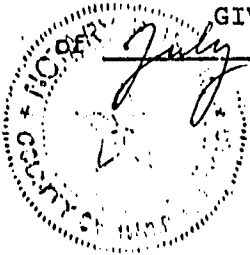
THE STATE OF TEXAS X  
COUNTY OF HARRIS X

#18494

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BEFORE ME, the undersigned authority, on this day personally appeared ALBERT G. GARNIER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 7<sup>th</sup> day of July, A. D. 1971.



Gerson M. Haesly  
Notary Public in and for  
Harris County, Texas

THE STATE OF TEXAS, COUNTY OF GRIMES

THIS CERTIFIES that the foregoing instrument, with its certificates of authentication was filed for record in my office on the 15 day of July, A.D. 1971 and duly recorded by me on the 15 day of July, A.D. 1971 in Vol 301, Page 801 of the Deed records of Grimes County, Texas.

Trinston Harris, County Clerk, Grimes County, Texas

By Geraldine Foster Deputy