

**SILVERCREST**  
**RESTRICTIONS, COVENANTS AND CONDITIONS**

THE STATE OF TEXAS

COUNTY OF HARDIN

WHEREAS, JOHN BOYKIN, JR. ("Owner"), being the Owner of a certain tract of land which has been heretofore platted and subdivided out of 189.258 acre tract, more or less, being 42 acres, subdivided out of 88.936 acre tract, being out of the Francisco Arriola Leauge, Abstract Number 2 in Hardin County, Texas, as recorded in Volume 1367, Page 809, of the Plat Records, Hardin County, Texas and do hereby establish, adopt and promulgate the following reservations, restrictions, covenants and easements to apply uniformly to the use, occupancy, and conveyance of all lots in said Silvercrest subdivision to the benefit of the present and future owners of the said lots.

1. The lots conveyed shall be used only for residential purposes and cannot be re-subdivided.
2. No sign of any kind or character shall be allowed on said premises, except:
  - a. signs of not more than six square feet advertising the property for sale;
  - b. signs reflecting the street address;
  - c. state or national flags; or
  - d. signs reflecting temporary yard or garage sales.

Under no circumstances shall signs reflecting temporary yard or garage sales (subsection (d) above) remain displayed for a period of longer than three days.

3. No structure of a temporary character, no trailer home, mobile home, tent, shack, garage or other building shall be used on such premises at any time as a family 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 trash can or bin. All such trash cans or bins shall be kept in a clean and sanitary condition.
5. No professional, business, or commercial activity shall be conducted on said premises with the exception of temporary yard or garage sales lasting no longer than three days in duration.
6. No obnoxious or offensive activity shall be carried on upon the 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 of any kind shall be raised, bred, or kept on this property. Household pets, to include dogs, cats, domesticated birds, or fish, may be kept, provided that they are not kept, bred, or maintained for commercial purposes.
8. All residences constructed on such property must have at least one thousand- eight hundred square feet of living area, plus a garage capable of holding at least two automobiles.
9. All houses constructed shall be at least one-half brick veneer on the ground floor of the residence. Residences may be single or two-story in construction.
10. All residences shall also have a concrete driveway from the garage to the street.
11. As per Lumberton City Ordinance 05-1162, there are to be a minimum of two (2) trees per lot, at least 10 feet in height.
12. As per Lumberton City Ordinance 05-1162, the building contractor or individual property owners will be required to construct a standard sidewalk, a minimum of four (4) feet in width, across the frontage of the property with the street, beginning four feet in distance from the curb edge toward the property.
13. No walls or fences shall be erected or maintained nearer to the street than the building, set-back line existing on such lot. All fences shall be constructed from wood or decorative iron. All side or rear fences or walls shall be eight (8) feet high. Any wall or fence 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 or fence.
14. These restrictions, covenants, and conditions are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring lots in Silvercrest subdivision whether by descent, devise, purchase, or otherwise, and any person by the acceptance of title to any property in said Silvercrest subdivision shall thereby agree and covenant to abide by fully perform the foregoing restrictions and covenants. These covenants are to run with the land and shall be binding until Members, according to the Governing Rules of Silvercrest, revoke, amend, or supplement such covenants, conditions, and restrictions. These covenants, conditions and restrictions may be revoked, amended or supplemented by a two-thirds majority vote of all Members of Silvercrest subdivision at a annual meeting or special meeting called for that intended purpose. All such revocations, amendments or supplements to these covenants, conditions or restrictions shall be filed in the property records of Hardin County by the Board of Directors.
15. No parked cars, trailers, or any motor vehicle is to be left unattended on streets in

Silvercrest subdivision overnight.

16. If any person or persons shall violate any of the restrictions, covenants, or conditions provided herein, the Board of Directors shall have the power to levy fines to enforce these covenants, conditions and restrictions. Such fines shall be reasonable and necessary to enforce the covenants, conditions and restrictions. Each Member, owning property in Silvercrest, upon notification of such a fine shall be required to pay these fines within 30 days of notification by the Board of Directors. These fines shall not inhibit the right of any property owner damaged by such violations of these covenants, conditions or restrictions to the legal or equitable rights under Texas law.
17. Invalidation of any one of these covenants by judgment or court order shall in no wise effect any other provision stated herein, which shall remain in full force and effect.
18. If any person shall purchase more than a single adjacent lot, with a shared frontage to the same street, in said Silvercrest subdivision, the purchaser may erect a family residence or other permanent structure in such a manner as to allow the structure to be erected with a portion or portions upon more than one original lot.
19. No property shall house, garage or park a motor vehicle on any lot which does not have current, up-to-date titles, registrations, and state inspections.
20. All properties in Silvercrest subdivision shall be kept mowed and free of overgrown shrubs, bushes, and tall grass.
21. Mailboxes shall be erected by each property owner along the same side of the street as determined by the U.S. Post Office in the City of Lumberton. When at all possible, lots across the street from each other shall utilize a single mounting system.

STATE OF TEXAS COUNTY OF HARDIN  
I hereby certify that this instrument was filed on the  
date and time stamped hereby by me and was duly  
recorded in the Official Public Records of Hardin  
County Texas on

JUN 21 2006



*Glenda Alston*  
COUNTY CLERK,  
HARDIN COUNTY, TEXAS