

## LINKWOOD RESTRICTIONS

(As amended May 2022)

THE STATE OF TEXAS) Know All Men By  
COUNTY OF HARRIS) These Presents:

WHEREAS, LINKWOOD, INC., a Texas Corporation acting herein by and through its duly authorized officers, and Jess Little, own respective portions of Linkwood, an Addition in the City of Houston, Harris County, Texas, a plat of which was filed in the Office of the County Clerk of Harris County, Texas, on September 29, 1950, under Clerk's File Number 796423 and such owners are desirous of imposing certain easements and restrictions on said property and to change certain building line restrictions imposed on said property by aforementioned plat:

NOW, THEREFORE, we the undersigned do hereby establish and impose the following restrictions and easements, which shall be covenants running with the land, upon each and every lot situated in Linkwood, an Addition in the City of Houston, Harris County, Texas, on September 29, 1950, under the Clerk's File Number 796423, SAVE AND EXCEPT Lot one (1), in Block One (1) and Lot One (1) in Block Five (5) which shall not be affected in any way by these restrictions.

(1) The purpose of imposing the herein restrictions on the aforementioned property is to provide a uniform plan for the development of the above described property.

(2) Unless amended, modified or repealed as herein provided, these restrictions shall be effective until January 1, 1985, and shall automatically be extended thereafter for successive periods of ten (10) years each, unless terminated by (a) the affirmative vote, by written ballot, of owners owning not less than sixty percent (60%) of the total number of lots in the Subdivision, present in person or by proxy at duly constituted meetings of the owners, or (b) written instrument, in recordable form, signed by owners of at least sixty percent (60%) of the total number of lots in the Subdivision. The termination of these restrictions shall be effective on either January 1, 1985, or the end of any successive ten (10) year period thereafter, upon the recordation of (i) a certificate executed by the president and the secretary of the Linkwood Civic Club of Houston, Texas, Inc. (the "Association") or by the vice president and the secretary of the Association stating that these restrictions have been terminated by the vote of the owners as provided herein or (ii) the written instrument signed by at least sixty percent (60%) of the owners of the total number of lots in the Subdivision, which recordation of said certificate or written instrument shall occur prior to January 1, 1984 or at any time prior to one (1) year preceding the expiration of any successive ten (10) year period thereafter. Notwithstanding the foregoing provisions of this Paragraph 2, the owners of sixty percent (60%) of the total number of lots in the Subdivision may at any time after the third annual anniversary of the date of recording of this Petition, amend

or repeal any provision of these restrictions by (a) the affirmative vote, by written ballot, of owners owning not less than sixty percent (60%) of the total number of lots in the Subdivision, present in person or by proxy at duly constituted meetings of the owners or (b) by written instrument, in recordable form, signed by owners owning not less than sixty percent (60%) of the total number of lots in the Subdivision. The amendment or repeal of any provision of these restrictions shall be effective upon the recordation of (i) a certificate executed by the president and secretary of the Association or by the vice president and the secretary of the Association stating that these restrictions have been amended or repealed by the vote of the owners as provided herein or (ii) the written instrument signed by at least sixty percent (60%) of the owners of the total number of lots in the Subdivision. As provided in the Preamble to these restrictions, neither this Petition nor any subsequent amendment or repeal of any provisions of these restrictions shall apply to Lot One (1) in Block One (1) or Lot One (1) in Block Five (5) of the Subdivision. The term "lot", as used herein, shall mean each separately owned parcel, tract or building site in the Subdivision, whether or not the parcel, tract or building site contains part or all of one or more platted lots or combination of lots.

(3) This property shall be used for residential purposes only consisting of single family detached dwellings, including one story, one and one-half story, two story and two and one-half story "residences" (defined and sometimes referred to herein as the main residential dwelling).

(4) Only one residence shall be constructed on each lot; however, this shall not prohibit the construction of a residence on a portion of two or more lots as shown by said map, provided such tract constitutes a homesite as defined in the succeeding paragraph.

(5) Parts of two or more adjoining lots facing the same street in the same block may be designated as one homesite provided the lot frontage shall not be less than the minimum frontage of lots in the same block facing the same street.

(6) The terms "residence purposes" as used herein shall be held and construed to exclude hospitals, duplex houses and apartment houses and to exclude commercial and professional uses; and any such usages of this property is hereby expressly prohibited. "No lot may be leased other than for use as a single-family residence; provided, however the foregoing shall not prohibit leasing a portion of a residence if such residence is owner-occupied. No owner may lease a lot and attendant use of the residence and improvements thereon for transient or hotel purposes. No lease may be for a term of less than six (6) months unless such lease is for a portion of the residence and the residence is owner occupied. As used in this Restriction, "lease," "leasing" or equivalent means occupancy of any part of a lot or the residence thereon by any person other than an owner (including the owner's single family members), with the owner's consent, express or implied, or for which the owner or any related party of the owner receives any consideration or benefit, including without limitation, any fee, service, gratuity or emolument, regardless

of whether or not such occupancy is pursuant to a written lease. "Lessee" includes any occupant as aforesaid pursuant to a lease. All leases must be in writing. All occupants pursuant to a lease (whether or not in writing) are specifically subject in all respects to all provisions of the Restrictions (whether or not expressly stated in a lease). Lessor(s) and lessee(s) are jointly and severally liable for the observance and performance of all of the terms and provisions of the Restrictions, including without limitation joint and several liability for all damages, costs and expenses resulting from any violation by either, or by their respective related parties, all fines and assessments imposed hereby and with respect to all other rights and remedies regarding enforcement of the Restrictions.

(7) The word "houses" or "residence" as used herein with reference to building lines shall include galleries, porches, porte cocheres, steps, projections and every other permanent part of the improvements, except roofs.

(8) No garage apartment or outbuilding shall be occupied by anyone before (a) the residence is completed or (b) the renovations to the residence are completed if during the period of such renovations the residence is not occupied.

(9) No trash, ashes or other refuse may be thrown or dumped on any vacant lot in the Addition.

(10) No building material or commercial waste receptacle (e.g. "dumpster") of any kind or character shall be placed or stored upon the property until the owner is ready to commence improvements and then such material or waste receptacle shall be placed within the property lines of the lot or parcel of land on which the improvements are to be erected and shall not be placed in the streets or between the curb and property lines. "Any construction, addition, remodeling, renovation or alteration to the improvements on the property shall proceed in a timely manner, and in no event shall any construction, addition, remodeling, renovation or alteration to the improvements exceed twenty four (24) months in duration.

(11) No cattle, hogs, rabbits, or poultry may be kept in any part of the Subdivision unless permitted by applicable City of Houston ordinance.

(12) No trailer, basement, tent, shack, garage, barn or other building erected in this tract shall be at any time used as a residence temporarily or permanently, nor shall any residence be moved onto a building plot in the addition without the written consent of the planning committee hereinafter referred to.

(13) No fence, wall or hedge shall be placed on any lot in the Subdivision nearer to any street than is permitted for the residence on said lot; no fence or wall shall be placed on any portion of the lots higher than eight feet (8') from the ground; provided, however, that the maximum height

of any fence or wall located on or adjacent to the following property lines may be ten feet (10'): (a) west property line of Lots Two (2) - Eight (8), inclusive, in Block One (1), and Lots Two (2) - Five (5), inclusive, in Block Five (5); (b) the east property line of Lots Three (3) - Seventeen (17), inclusive, and Lot Nineteen (19) in Block Three (3), and Lot Two (2), Block Four (4); (c) side property line of Lot Three (3), Block Five (5) abutting Lot One (1), Block Five (5); (d) side property line of Lot Three (3), Block One (1) abutting Lot One (1), Block One (1); and (e) the south property line of Lots One (1) and Two (2), Block Four (4), and Lots Six (6) - Twenty-Two (22), inclusive, in Block Five (5).

(14) No building shall be located nearer than five feet (5') to any inside lot line, except that this side lot line restriction shall not apply to a one story detached garage or other outbuilding located on the rear one-quarter of the lot. Detached one story garages or other outbuildings located on the rear one-quarter of the lot shall be located at least three feet (3') from the side lot lines. Any addition to a detached or attached garage nearer than five feet (5') to any inside lot line shall be limited to the attic area above the garage, but in no event shall the roof of the living space above the garage exceed the roof height of the main residential dwelling. The minimum side and rear yard setbacks for newly constructed one and one-half story or two story detached or attached garages, or for a second-story addition to an existing garage, shall be five feet (5'). The sill height of windows facing the nearest side lot line and/or rear lot line shall be not less than four feet (4') from the finished floor level. "Attached garage", as used herein, shall mean a garage connected by enclosed living space on either the ground or second floor to the main residential dwelling. Attached garages which do not share a common wall with the main residential dwelling shall not be connected by enclosed living space on both the ground and second floor of the main residential dwelling.

(15) No main residential dwelling shall be built nearer the street than the building lines shown on the plat of Linkwood, however, the building lines as shown on the plat are amended as follows and shall henceforth be binding as though originally drawn on said plat:

(a) In Block One (1), the building lines shall remain as shown on the plat, except that the building line on the east side of Lot Two (2) shall be twenty feet (20') and the building line on the north side of Lot Eight (8) shall be twenty feet (20').

(b) In Block Two (2), the building lines shall remain as shown on the plat, except that the building line on the north side of Lots One (1) through Fifteen (15) shall be thirty feet (30') and the building line on the south side of Lots Sixteen (16) through Thirty-Two (32) shall be thirty feet (30').

(c) In Block Three (3), the building lines shall remain as shown on the plat, except that the building line on the west side of Lots Twelve (12) through Sixteen (16) shall be

twenty-five feet (25') and the building line on the north side of Lots Eighteen (18) and Nineteen (19) shall be thirty feet (30').

(d) In Block Four (4), the building lines shall remain as shown on the plat.

(e) In Block Five (5), the building lines shall remain as shown on the plat, except that the building line on the north side of Lots Fifteen (15), Sixteen (16) and Seventeen (17) shall be thirty feet (30'), the east building line on Lot Two (2) and the building line on the front (street) side of Lots Four (4) and Seven (7) shall be twenty feet (20') and the building line on the front (street) side of Lots Five (5) and Six (6) shall be fifteen feet (15').

(f) In Block Six (6), the building lines shall remain as shown on the plat, except that the building line on the north side of Lots Six (6) and Seven (7) shall be twenty-five feet (25') and the building line on the south side of Lots Nine (9) and Ten (10) shall be twenty-five feet (25').

(g) In Block Seven (7), the building lines shall remain as shown on the plat, except that the building line on the west side of Lot Two shall be twenty-five feet (25') and the building line on the north side of Lots Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) shall be twenty-five feet (25').

(h) In Block Eight (8), the building lines shall remain as shown on the plat, except that the building line on the north side of Lots Six (6) and Seven (7) shall be twenty-five feet (25') and the building line on the east side of Lot Eight (8) shall be twenty-five feet (25').

(i) In Block Nine (9), the building lines shall remain as shown on the plat, except that the building line on the north side of Lots Two (2), Six (6) and Seven (7) shall be twenty-five feet (25') and the building line on the east side of Lot Eight (8) shall be twenty-five feet (25').

(j) "With the exception of the lots described in Subparagraphs (1), (2), (3) and (4), below, no newly constructed main residential dwelling or newly constructed "addition" (defined herein as a change to the residence enlarging any portion of the footprint of the residence, increasing the square footage of living space of the residence, altering more than fifty percent (50%) of the exterior front facade of the residence or changing the roof line of the residence) shall be closer to the rear lot line than fifteen feet (15') for the first story of a one or one and one-half story main residential dwellings or additions or twenty-five feet (25') for the second story of a two or two and one-half story main residential dwellings or additions:

(1) The main residential dwelling or addition shall not be closer than five feet (5') to the rear lot line on the following lots: Block One (1), Lot Two (2); Block Five (5), Lots Two (2), Five (5) and Six (6);

(2) The main residential dwelling or addition shall not be closer than ten feet (10') to the rear lot line on the following lots: Block Five (5), Lot Seven (7); Block Six (6), Lot Fifteen (15); and Block Nine (9), Lot One (1);

(3) The main residential dwelling or addition shall not be closer than five feet (5') to the rear lot line; provided, however, that the minimum rear yard setback shall average not less than fifteen feet (15'), as measured across the entire rear facade of the main residential dwelling on the following lots: Block Seven (7), Lots Two (2), Fifteen (15) and Twenty-Eight (28); and Block Nine (9), Lots Two (2), Six (6), Eight (8) and Sixteen (16); and

(4) The main residential dwelling or addition shall not be closer than ten feet (10') to the rear lot line for one or one and one-half story main residential dwellings or additions or fifteen feet (15') for two or two and one-half story main residential dwellings or additions on the following lots: Block One (1), Lot Eight (8); Block Three (3), Lots One (1), Eighteen (18) and Nineteen (19); Block Four (4), Lot One (1); Block Five (5), Lot Twenty-Two (22); Block Six (6), Lots One (1) and Eight (8); Block Seven (7), Lots One (1), Eleven (11), Fourteen (14) and Twenty-Five (25); Block Eight (8), Lots One (1), Six (6), Seven (7) and Fifteen (15); and Block Nine (9), Lots Seven (7), Ten (10) and Fifteen (15).

(k) Notwithstanding anything herein to the contrary, for two or more story houses on properties with two side and two rear property lines, the rear setback may be determined by the following alternate method at the owner's discretion: rear setback will be thirty feet (30') from a line established that is ten feet (10') long and connects to a point on both rear property lines and is parallel to the front property line. No setback established from the above method may be closer than twenty feet (20') from any rear setback line. The foregoing shall only apply to the following lots: Block Six (6), Lots Two (2), Fourteen (14) and Sixteen (16); Block Seven (7), Lots Three (3), Ten (10) and Twelve (12); Block Eight (8), Lots Two (2) and Four (4); Block Nine (9), Lots Two (2), Six (6), Nine (9), Eleven (11), Fourteen (14) and Sixteen (16).

(l) For Block Five (5), Lot Two (2) the north setback line may be extended up to thirty-six feet (36') from the existing setback line for the purpose of constructing a fence, hedge or wall, and the east setback line can be extended up to thirty-six feet (36') to meet

the north extension. For Block One (1), Lot Two (2) the south setback line can be extended up to thirty-six feet (36') from the existing setback line for the purpose of constructing a fence, hedge or wall and the east setback line can be extended up to thirty-six feet (36') to meet the south extension. Fences, hedges, or walls along the side property line, provided in this subparagraph (j) shall not exceed six feet (6').

(m) For corner lots with property lines on two streets or all corner lots with property lines on two streets except Block 1, Lot 2 and Block 5, Lot 2, a fence as described herein is allowed ten feet (10') inside the side property line. The front property line is considered to be the property's street address. Fences along this side property line are required to be no higher than six feet (6') with a minimum fifty percent (50%) open, and constructed of ornamental steel or aluminum to provide visibility for the safety of pedestrians and vehicular traffic. This fence can extend, at most, from the rear property line up to the front setback line.

The maximum building coverage on a lot, measured by the total roof area as a percentage of the total lot area, shall be fifty percent (50%).

The eaves of roof overhangs may extend a maximum of eighteen inches (18") over the minimum building line, except that no eaves may be closer than thirty-six inches (36") from a property line or project into a utility easement.

(16) "No residence on any of the lots described in this Paragraph 16 shall be more than two and one-half stories, and no garage shall exceed the number of stories or the roof height of the main residential dwelling; provided, however, that no garage shall exceed two (2) stories or a maximum height of thirty-two feet (32') as measured from the top of the then applicable City of Houston minimum building height elevation to the ridge line or the highest point of the roof. No outbuilding shall be more than one story. In addition, the following minimum square footage requirements are applicable to the lots described below:

(a) In Blocks Four (4), Five (5) and Six (6) and Lots One (1) through Five (5) in Block Three (3), no residence shall contain less than one thousand four hundred (1,400) square feet of first floor living space, excluding garages, open porches and screened porches.

(b) In Blocks One (1), Seven (7), Eight (8) and Nine (9) and on Lots Six (6) through 6 Fourteen (14), inclusive, in Block Three (3), no residence shall contain less than one thousand five hundred (1,500) square feet of first floor living space, excluding garages, open porches and screened porches.

(c) In Block Two (2) and on Lots Fifteen (15) through Nineteen (19), inclusive, in Block Three (3), no residence shall contain less than one thousand seven hundred (1,700) square feet, excluding garages, open porches and screened porches, and the first story of any residence shall contain not less than one thousand five hundred (1,500) square feet of living space, excluding garages, open porches or screened porches.

(17) Easements affecting all lots in this tract are reserved as shown on the recorded plat for utility installation and maintenance, and in addition to the easements designated on said plat there is hereby designated and dedicated for the use of all public utility companies an unobstructed aerial easement Five feet (5') wide from a plane twenty feet (20') above the ground upward, located adjacent to said easements as designated on said plat.

(18) No building shall be erected, placed or altered on any lot in this Subdivision until the building plans, specifications and plot plan (showing the location of the building on the lot) have been approved in writing by a deed restrictions committee composed of at least three (3) members as to (i) conformity with these restrictions and (ii) conformity and harmony of external design with the existing structures in the Subdivision, including the location of the building with respect to topography and finished ground elevation and the location of driveways, sidewalks, garages, and the facing of the residence and garage, said committee approval to be evidenced in writing by the signatures of at least a majority of the members of said committee. No plans, specifications or plot plan may be approved by the deed restrictions committee if they provide for less than fifty percent (50%) of the exterior facade of each residence to be masonry (brick veneer, stone or stucco), except as otherwise provided in Paragraph 21, below, or provide for asbestos shingles or plywood siding. The building plans, specifications and plot plan shall be approved by the deed restrictions committee prior to the owner's submission of an application to the City of Houston for a building permit covering such improvements. If the deed restrictions committee does not approve or disapprove in writing the plans, specifications and plot plan submitted by the owner for review within forty-five (45) days after such submission, then the deed restrictions committee shall be deemed to have approved such plans, specifications and plot plan.

Following approval of the plans, specifications and plot plan by the deed restrictions committee, the owner shall complete the proposed improvements in conformity with the approved plans, specifications and plot plan in a timely manner; otherwise, the failure to complete the proposed improvement in conformity with the approved plans, specifications and plot plan within (12) months of the approval by the deed restriction committee shall operate automatically to revoke the approval by the deed restrictions committee of the proposed improvements.

Since the powers and duties of the deed restrictions committee appointed by the developer of the Subdivision expired on January 1, 1955, subsequent deed restrictions committee members have



been appointed by the Board of Directors of the Association (hereinafter referred to as the "Board of Directors"). The Board of Directors shall continue to have the right to appoint the members of the deed restrictions committee, including, without limitation, the right, by a majority action, to remove any 7 member or fill any vacancy on the deed restrictions committee (by reason of death, resignation or removal of the person theretofore holding such position). The Board of Directors also may establish a procedure for regular elections of the members of the deed restrictions committee by the Board of Directors. The reference to planning committee in Paragraph 12 of these restrictions shall refer to the deed restrictions committee.

No member of the deed restrictions committee, the Association or any member of the Board of Directors shall be liable for any loss, damage or injury arising out of or in any way connected with the performance of the duties of the deed restrictions committee, except to the extent caused by the willful misconduct or bad faith of the party to be held liable. In reviewing any matter, the deed restrictions committee shall not be responsible for reviewing, nor shall its approval of any plans, specifications and plot plans be deemed approval of the (i) proposed improvement from the standpoint of safety, whether structural or otherwise, or conformance with building codes or other governmental laws or regulations, or (ii) the constructed improvement from the standpoint of safety, whether structural or otherwise, or conformance with building codes or other governmental laws or regulations, or conformance with these restrictions.

(19) Notwithstanding the foregoing provisions, Lot One (1) in Block Six (6) may be used as a site for a real estate office for a period of fourteen (14) months from the date hereof. On the lapse of such period said lot shall be subject to all restrictions contained herein.

(20) If the parties hereto, or any of them, or their heirs, or successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(21) The building restrictions established pursuant to this Paragraph 21 shall apply only to new construction of residences and to additions, except that the provisions of Subparagraphs (b), (c), (f) and (h), below, shall apply only to new construction.

(a) Maximum Building Height: The maximum building height of two and two and one-half story residences is thirty-five feet (35') from the top of the finished floor at ground level to the ridge line or the highest point of the roof, excluding chimneys and cupolas, provided that this maximum height may be increased to thirty-eight feet (38') if the roof pitch is nine/twelve (9/12) or greater. As provided above, the main residential

dwelling is the only building improvement on the lot permitted to have a maximum height of two and one-half stories. For one and one and one-half story residences, the maximum building height shall be twenty-five feet (25') from the top of the finished floor at ground level to the ridge line or the highest point of the roof, excluding chimneys and cupolas.

(b) Exterior Materials: All newly constructed residences shall have a front facade of masonry (brick veneer, stone, stucco, cementitious material, or hardie board); side facades of masonry up to at least the plate height of the roof rafters; and, a rear facade of at least fifty one percent (51%) masonry of the total vertical area.

(c) Front Porches: All newly constructed two and two and one half story residences shall have a covered porch area, either projected or inset, and a minimum floor area of sixty (60) square feet.”

(d) Windows On The Second Floor Living Space: In order to respect the privacy of adjacent residences, the placement of windows on the second floor living space of two or two and one-half story residences shall be subject to the following restrictions:

(1) Side Walls: A maximum of one (1) window shall be permitted for each ten feet (10') of second floor length. Each window frame opening shall be a maximum of sixteen square feet (16 sq. ft.) and the sill height of each window shall not be less than thirty-two inches (32") from the finished floor level. These restrictions do not apply to any portion of the residence having a side setback of fifteen feet (15') or more.

(2) Rear Walls: Any windows shall be a minimum of ten feet (10') from the side property lines.

(e) Living Space And Windows In Attic Area: The living space in areas below the roof rafters (consisting of attic space) in the main residential dwelling in two and one-half story residences shall contain a maximum of four hundred fifty (450) square feet of living space and eight hundred (800) square feet in one and one-half story residences. The living space in the attic areas of one and one-half or two and one-half story residences shall be permitted only if there are at least two dormer windows facing the front street and a standard stairway from the floor below; and a maximum of one window on each side of such living space facing an interior side lot line.

(f) Garages: Front and side loading attached garages and attached garages or detached garages located in the rear one-quarter (1/4) of the lot are permitted, with or without living space above the garages, subject, however, to the height limitations set forth in Paragraph 16 of these restrictions. For newly constructed residences, front loading attached garages with garage doors facing the street and porte-cocheres with living space above, but excluding porte-cocheres without living space above, shall be set back, behind the front building line of the main residential dwelling, a minimum of an additional eight feet (8').

(g) Landscaping And Grading: These landscaping and grading restrictions shall apply only to new construction and do not apply to additions. All front yard areas shall be landscaped with (i) a paved front walk from the curb or driveway to the front door; (ii) at least two (2) specimen shade trees; and (iii) one (1) ornamental tree of at least two and one-half inches (2.5") in caliper. Existing trees may be counted to satisfy the landscaping requirement, and existing specimen trees should be preserved whenever possible. In the front yard, a planting bed with shrubs shall be required along the entire perimeter of the front side of the residence facing the street, excluding walks, and for corner lots, a planting bed with shrubs shall be required along the entire perimeter of the side yard of the residence facing the street, excluding walks. Lots shall be graded to provide for drainage from the back of the lot, across such lot, to the street(s) abutting such lot.

(22) Each of the provisions of these restrictions shall be deemed independent and severable and the invalidity or unenforceability or partial invalidity or partial unenforceability of any provision or portion thereof shall not affect the validity or enforceability of any other provision.

(23) No delay in enforcing the provisions of these restrictions as to any breach or violation thereof shall impair, damage or waive the right of any party entitled to enforce the same to obtain relief against or recover for the continuation or repetition of such breach or violation of any similar breach or violation thereof at any later time or times.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

Executed this the 11th day of December, 1950 SIGNATURES NOTARY Filed February 7, 1951, in the office of the County Clerk of Harris County, Texas, under Clerk's Number 843894. Amended under Section 201.001 of the Texas Property Code in 1996. Amendments approved in May 2002 were filed on 28 May 2002 in the office of the County Clerk of Harris County, Texas, under the Clerk's Number V824995. Amendments approved in May 2022 were filed on 10 May 2022 in the office of the County Clerk of Harris County, Texas under Clerk's Number 246025.

These amended restrictions do not apply to the following three building sites: 8706 Linkpass, 3625 South Braeswood, and 3825 South Braeswood which continue to be subject to the original Deed Restrictions. Deed Restrictions Committee June 2002