

Leon County
Christie Wakefield
Leon County Clerk
Centerville, Texas 75833



70 2020 00440840

Instrument Number: 2020- 00440840

Recorded On: November 20, 2020
As Recordings

Parties: FASKE DAVID W ETAL

To
SCENIC VIEW HOMEOWNERS ASSOCIATION INC

Billable Pages: 15

Recorded By: SCENIC VIEW HOMEOWNERS ASSOC

Num Of Pages: 16

Comment: RESTRICTIONS

**** Examined and Charged as Follows: ****

Recordings	72 00
Recording Charge:	72.00

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File Information:

Record and Return To:

Document Number: 2020- 00440840

SCENIC VIEW HOMEOWNERS ASSOC

Receipt Number: 163182

20384 PR 3170

Recorded Date/Time: November 20, 2020 01:08:23P

MARQUEZ TX 77865

Book-Vol/Pg: Bk-OR VI-1809 Pg-109

SCENIC VIEW RESERVATIONS, RESTRICTIONS, AND COVENANTS

September 2020

State of Texas

County of Leon

That R. E. SAMUEL, JR. ("Developer"), having his principal office in Madisonville, Madison County, Texas, being the owner of that certain tract of land which has heretofore been platted into that certain subdivision known as Scenic View, according to the plat of said subdivision recorded in the Office of the County Clerk of Leon- County, Texas, on September 8, 1986, after having been approved as provided by law, and being filed under Clerk s File No. 189218, and recorded in Book 4, No. 170, Envelope 69 – B, of the Plat records of Leon County, Texas; and desiring to create and carry out a uniform plan and scheme for the improvement, development, and sale of property in said Scenic View (hereinafter referred to as the "Subdivision") does hereby adopt, establish, promulgate, and impress the following Reservations, Restrictions and Covenants, which shall be and are hereby made applicable to the Subdivision.

I

Applicability 1.01 Each Contract, Deed or Deed of Trust which may be hereafter executed with respect to any property in the Subdivision shall be deemed and held to have been executed, delivered and accepted subject to all of the provisions of this instrument, including, without limitation, the Reservations, Restrictions, and Covenants herein set forth, regardless of whether or not any of such provisions are set forth in said Contract, Deed or Deed of Trust, and whether or not referred to in any such instrument .

Roads and Easements 1.02 The streets and roads shown on said recorded plat were not constructed to Leon County specifications and are not going to be approved and accepted by said county for maintenance without modifications. However, in 2017 the main road was converted to County Road 376 and is maintained by Leon County. The remainder of Private Road 3170 will be maintained by the Scenic View Homeowner's Association ("SVHOA") with funds paid by owners of lots within the Subdivision. The utility easements shown thereon are dedicated subject to the reservations hereinafter set forth.

1.03 For the purposes of these Restrictions and for the purpose of interpreting the provisions contained upon the plat of the Subdivision, the "front line" of each lot shall be the common boundary of such lot with a street, and in the case of a corner lot (with a common boundary on two streets or on one street and a cul-de-sac) the boundary which is shorter. The boundary of the lot opposite the front lot line shall be the "rear lot line" and all other lot lines shall be "interior lot lines" or side lot lines."

Reservations 1.04a The Utility easements dedicated on the recorded plat or specified within this instrument are dedicated with the reservations that such utility easements are for the use and benefit of any public utility operating in Leon County, Texas, as well as for the benefit of SVHOA and the

property owners in the Subdivision to allow for the construction, repair, maintenance, and operation of a system or systems of electric light and power, telephone lines, gas, water, sanitary sewers, storm sewers and any other utility or service which SVHOA may find necessary or proper.

1.04b The title conveyed to any property in the Subdivision shall not be held or construed to include the title to the water, electricity, telephone, storm sewer or sanitary sewer lines, poles, pipes, conduits, or other appurtenances or facilities constructed by the Developer or public utility companies upon, under, along, across, or through such public utility easements; and the right (but no obligation) to construct, maintain, repair and operate such systems, utilities, appurtenances and facilities is reserved to SVHOA, its successors and assigns .

1.04c SVHOA reserves the right to make minor changes in and minor additions to such utility easements for the purpose of more efficiently serving the Subdivision or any property therein; any such change or addition to be effective by appropriate instrument recorded in the office of the County Clerk of Leon County, Texas.

1.04d When necessary or convenient for the installation and or maintenance of any utility system or systems, the SVHOA or any utility company making such installation in utility easements dedicated on the above mentioned plat or dedicated herein or hereafter created in the Subdivision may without liability to the owner of the land encumbered by such utility easements, remove all or any trees and other vegetation within the utility easements . When necessary or desirable for the maintenance of such utility system or systems, SVHOA or a utility company may trim trees and shrubbery or roots thereof which overhang or encroach into such easements, without liability to the owner of such shrubbery or trees. When necessary or convenient for the installation and maintenance of any drainage easement, SVHOA, Utility District or municipality making such installation or providing such maintenance may without liability to the owner of the land encumbered by such drainage easement, remove all or any trees and other vegetation within the drainage easement, when necessary or desirable for the maintenance of such drainage easement SVHOA, Utility District or municipality may trim trees and shrubbery or roots thereof which overhang or encroach into such easements, without liability to the owner of such shrubbery or trees.

1.04e Any utility easement shown on the recorded plat may be used as a drainage easement for the construction of drainage facilities but any such use shall not unreasonably interfere with the use of such easement for utilities. Any drainage easement shown on the recorded plat or specified within this instrument may be used as a utility easement upon the same terms as in 1.04(a)above but such use as a utility easement shall not interfere with the use of such easement for drainage purposes.

1.04f SVHOA or any utility company may enter or cross any lot or lots to make improvements to existing drainage or utility easements as deemed necessary.

Duration 1.05 The provisions hereof, including the Reservation, Restrictions and Covenants herein set forth, shall run with the land and shall be binding upon SVHOA, its successors and assigns, and all persons or parties claiming under it or them for a period of thirty-five (35) years from the date hereof, at which time all of such provisions shall be automatically extended for successive periods of ten (10) years each, unless prior to the expiration of any such period of thirty-five (35) years or ten (10) years, the then owners of a majority of lots in the Subdivision shall have executed and recorded an

instrument changing the provisions hereof, in whole or in part, the provisions in said instrument to become operative immediately upon the execution and recording of such document by the majority of lot owners of the subdivision.

Enforcement 1.06 In the event of any violation or attempted violation of any of the provisions hereof, including any of the Reservations, Restrictions or Covenants herein contained enforcement shall be authorized by any proceedings at law or in equity against any person or persons violating or attempting to violate any of such provisions, including proceedings to restrain or prevent such violation or attempted violation by injunction, whether prohibitive in nature or mandatory in commanding compliance with such provisions; and it shall not be a prerequisite to the granting of any such injunction to show inadequacy of legal remedy or irreparable harm. Likewise, any person entitled to enforce the provisions hereof may recover such damages as such person has sustained by reason of the violation of such provisions. It shall be lawful for SVHOA or for any person or persons owning property in the Subdivision to prosecute any proceedings at law or in equity against the person or persona violating or attempting to violate any of such provisions.

Partial Invalidity 1.07 In the event that any portion of the provisions hereof shall become or be held invalid , whether by reason of abandonment, waiver, estoppel, judicial decision or otherwise, such partial invalidity shall not affect, alter or impair any other provision hereof which was not thereby held invalid; and such other provisions, including Restrictions, Reservations and Covenants shall remain in full force and effect, binding in accordance with their terms.

II

Architectural Control

Basic Rule 2.01a No house, or other improvements of any character shall be erected or placed, or the erection or placing thereof commenced, or changes made in the design thereof or any addition made thereto or exterior alteration made therein after original construction, on any property in the Subdivision until the obtaining of the necessary approval of the Architectural Control Committee (as hereinafter provided) of the construction plans and specifications and a plat showing the location of such building or other improvements. Approval shall be granted or withheld based on matter of compliance with the provisions of this instrument, quality of materials, harmony of external design with existing and proposed structures and location with respect to topography and finished grade elevation.

2.01b Each application made to the Architectural Control Committee shall be accompanied by two sets of plans and specifications for all proposed construction to be done on such lot, including plot plans showing the location on the lot of the house, or other improvements, and dimensions of all proposed lots, driveways, and all other matters relevant to architectural approval.

2.01c The Architectural Control Committee shall have the power and authority to create, alter or amend building setback lines, utility easement lines, and requirements as to design of buildings and materials to be used in the construction thereof for any lot or lots within the Subdivision provided that such authority shall be exercised for the purpose of making the lot or lots so affected useful for the purpose for which they were designed or for the purpose of harmonizing and making aesthetically attractive the Subdivision or the neighborhood of the Subdivision in which the lots so

affected are located, as such matters may be determined in the good faith judgment of the Architectural Control Committee.

Control Authority 2.02 The authority to grant or withhold architectural control approval as referred to above is vested in the Architectural Control Committee. At its annual meeting, SHVOA shall elect three members of the Architectural Control Committee in conformity with the by-laws of such association.

Effect of Inaction 2.03 Approval or disapproval as to architectural control matters as set forth in the preceding provisions shall be in writing. In the event that the Architectural Control Committee exercising the prerogative of approval or disapproval fails to approve or disapprove in writing any plans and specifications and plat submitted to it in compliance with the preceding provisions within thirty (30) days following such submission, such plans and specifications and plat shall be deemed approved and the construction of any such building and other improvements may be commenced and proceeded within compliance with all such plans and specifications and plat and all of the other terms and provisions hereof.

Effect of Approval 2.04 The granting of the aforesaid approval shall constitute only an expression of opinion by the Architectural Control Committee, that the terms and provisions hereof shall be complied with if the house and/or other improvements are erected in accordance with said plans and specifications and plat; and such approval shall not constitute any nature of waiver or estoppel either as to the persons expressing such approval or any other person in the event that such house and/or improvements are not constructed in accordance with such plans and specifications and plat or in the event that such house and/or improvements are constructed in accordance with such plans and specifications and plat, but nevertheless, fail to comply with the provisions hereof. Further, no person exercising any prerogative of approval or disapproval shall incur any liability by reason of good faith exercise thereof.

III

Homeowner's Association

Authority 3.01a At such time as all of the lots in the Subdivision shall have been platted by the Developer, the Developer shall cause said plat to be placed of record in the Deed Records of Leon County, Texas. Thereupon, the Developer shall cause the Scenic View Homeowner' s Association to be incorporated in the State of Texas and the Developer shall have the power to elect all members of the Board of Directors and to fill any vacancies occurring therein until the Developer has sold 51% of the lots in the Subdivision. The initial Board of Directors will cause bylaws to be adopted by which the Association will be governed.

3.01b The Board of Directors of SVHOA shall establish policies and regulations or use and maintenance of any assets hereafter obtained, and any other common grounds, within the Subdivision, and to present to the lot owners of the Subdivision any other plans or proposals that it deems to be in the best interest of the lot owners.

3.01c Each and every person, persons or legal entity who shall own any lot in the Subdivision, shall automatically be a member of SVHOA, provided that any person or entity who holds such an interest merely as security for the performance of any obligation shall not be a member.

Members shall be entitled to one vote for each lot in the Subdivision. When more than one person holds such interest or interests in any such lot, all such persons shall be members and the vote for such lot shall be exercised as they among themselves determine, but, in no event, shall more than one vote be cast with respect to any such lot.

IV

General Restrictions

4.01 All lots included in the Subdivision are residential lots and shall be used for that purpose only. Only single-family houses may be constructed thereon, and buildings incidental thereto. No mobile homes or trailers of any type shall be placed upon the property, either temporarily or permanently.

4.02 No houses, or buildings of any type, shall be located on any lot nearer to the front of the lot (as defined hereinabove) than twenty-five (25) feet. No house, or buildings of any type shall be located nearer than twenty-five (25) feet to any lot line which adjoins a street or lane. For the purposes of this covenant, eaves, steps and unroofed terraces shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of the construction on a lot to encroach upon another lot.

4.03 The plat identified and referred to above creating the Subdivision designates building setback lines in conformity with the foregoing provisions. If necessary or desirable in order to make any lot useful for the Purpose for which it was designed, or if necessary or desirable for the purpose of harmonizing and making aesthetically attractive the Subdivision or the neighborhood of the Subdivision in which the affected lots are located, the Architectural Control Committee shall have the power and authority to alter or amend the building setback lines, as such matters may be determined in the good faith judgment of the Architectural Control Committee.

4.04 No house, or buildings of any type, may be built upon any utility easement or drainage easement.

4.05 There is a five-foot wide anchor and a twenty (20') feet beyond any utility easement or public right-of-way when and where necessary for guys and anchors to support overhead utility lines.

4.06 Any owner of one or more adjoining lots (or portions thereof) may consolidate such lots or portions into one building site, with the privilege of placing or constructing improvements on such resulting site. Adjoining lots may not be consolidated into a composite building site where the construction of a house, or other approved building would encroach on an easement area, dedicated by the plat or these restrictions that presently contains utility facilities or is designated to contain utilities unless such easement shall have been abandoned by all utilities or other agencies entitled to the use thereof and by Leon County, Texas. Any such composite building site must have a frontage at the building set-back line of not less than the minimum frontage of lots in the same area. Any modification of a building site (changing such building site from a single lot building site to a multiple lot building site) may be made only with the prior written approval of the Architectural Control Committee. Upon any such required approval having been obtained, such composite building site shall thereon be regarded as a "lot" for all purposes hereunder.

4.07 All lots in the Subdivision shall be used as set out hereinabove. No noxious or offensive activity of any sort shall be permitted, nor shall anything be done on any lot which may be or become an annoyance or nuisance to the neighborhood. No lot in the Subdivision shall be used for any commercial business or professional purposes nor for church purposes.

4.08 No structure of a temporary character, trailer, camper, vehicle, basement, tent, shack, garage, barn or other outbuilding, shall be used on any lot at any time as a residence, either temporary or permanent.

4.09 The heated area of the main residential structure (exclusive of open porches, screened porches, stoops, and garages) shall be no less than 1000 square feet.

4.10 No animals, livestock, swine or poultry of any kind shall be kept for any purpose within the Subdivision.

4.11 Dogs, cats, or other common household pets may be kept as household pets provided they are not kept, bred or maintained for commercial purposes and provided they do not constitute a nuisance and do not, in the sole judgment of the Architectural Control Committee, constitute a danger or potential or actual disruption of other lot owners, their families or guests. All household pets must be confined on the lot of its owner, and shall not, under any circumstances, be allowed to run at large within the Subdivision.

4.12 No wall, fence, planter, hedge, etc., within twenty-five (25') of any property line adjoining a street or lane shall be erected or placed, or the erection or placing thereof commenced, or changes therein after original construction, on any property in the Subdivision until obtaining of the necessary approval of the Architectural Control Committee.

4.13 No wildlife feeders (other than bird feeders) will be allowed in the Subdivision.

4.14 All lots shall be kept at all times in a sanitary, healthful and attractive condition, and the owner or occupant of all lots shall keep all weeds and grass thereon cut and shall in no event use any lot for storage of material or equipment except for normal residential requirements or incident to construction of improvements thereon as herein permitted, or permit the accumulation of garbage, trash or rubbish of any kind thereon. All clotheslines, yard equipment or storage piles shall be kept screened by a service yard, drying yard, or other similar facility as herein otherwise provided, so as to conceal them from view of neighboring lots, streets or other property.

In the event of default on the part of the owner or occupant of any lot in observing the above requirements or any of them, such default continuing after ten (10) days written notice thereof, the Architectural Control Committee may, without liability to the owner or occupant in trespass or otherwise, enter upon (or authorize one or more others to enter upon) said lot, and cause to be cut, such weeds and grass, and remove or cause to be removed such garbage trash and rubbish or do any other thing necessary to secure compliance with these restrictions, so as to place said lot in a neat, attractive, healthful and sanitary condition, and may charge the owner or occupant of such lot for the reasonable cost of such work and associated materials. The owner or occupant, as the case may be, agrees by the purchase or occupation of the property to pay such statement immediately upon receipt thereof.

4.15 Before initial residential occupancy, no sign, advertisement, billboard or advertising structure of any kind may be erected or maintained on any lot in the Subdivision without the prior approval of the Architectural Control Committee, and any such approval which is granted by the Architectural Control Committee may be withdrawn at any time by the Architectural Control Committee (upon notice of not less than five (5) days) thereupon the Architectural Control Committee may remove same. Any sign must be approved by the Architectural Control Committee and be located on the front center of the lot and a maximum of one sign shall be on the lot. After initial residential occupancy of improvements on any particular lot in the Subdivision, no sign, advertisement, billboard or advertising structure of any kind other than a normal "for sale" sign, applicable to such lot alone, approved by the Architectural Control Committee as to design may be erected or maintained on such lot. The location of any sign shall be on the front center of the lot and a maximum of one sign shall be on the lot.

The Architectural Control Committee shall have the right to remove and dispose of any such prohibited sign, advertisement, billboard or advertising structure which is placed on any lot, and in so doing shall not be subject to any liability for trespass or other tort in connection therewith or arising from such removal and shall not in any way be liable for any accounting or other claim by reason of the disposition thereof.

4.16 The digging of dirt or the removal of any dirt from any lot is expressly prohibited except as necessary in conjunction with the landscaping of or construction on such lot. No trees shall be cut or removed except to provide room for construction of improvements or to remove dead or unsightly trees.

4.17 Driveways shall be constructed entirely of concrete or asphalt or iron ore or shell or another all-weather material approved by the Architectural Control Committee.

4.18 No obstruction of any kind shall be permitted in any drainage ditch within the Subdivision; without limiting the generality of the foregoing, no culvert shall be installed or permitted in any drainage ditch unless the size thereof and the grade shall have first been approved in writing by the Architectural Control Committee.

4.19 No outside toilets will be permitted, and no installation of any type device for disposal of sewage shall be allowed which would result in raw or untreated or unsanitary sewage being carried into any water body. No septic tank or other means of sewage disposal may be installed unless approved by the Brazos River Authority and/or the Architectural Control Committee.

4.20 Only such outbuildings shall be erected upon a lot reflected upon the Subdivision plat as shall be incidental to house as shall have been approved by the Architectural Control Committee prior to the start of construction.

4.21 No lot reflected upon the Subdivision plat shall be subdivided in any form or fashion.

4.22 All structures on site as of September, 2019, are grandfathered into compliance unless enlarged or otherwise modified altering its exterior appearance. Going forward, all structures must be reviewed by the Architectural Control Committee prior to being built.

Special Restrictions

5.01 In addition to the general restrictions as set forth herein, the following restrictions shall be applicable to all lots.

5.01a All plans and specifications of houses to be constructed upon a lot in this Subdivision must be approved by the Architectural Control Committee for its appearance and must generally conform to other houses within the Subdivision and provide a pleasing and attractive appearance.

5.01b The Architectural Control Committee shall be the sole and final authority to approve or reject any house and any owner of a lot wishing to construct a house on a lot hereby agrees to accept the decision of the Architectural Control Committee as final regardless of how the owner acquired title to the property.

5.01c In order to maintain the general appearance of the Subdivision, the exterior of a house and any outbuildings approved by the Architectural Control Committee must be completely finished within six months after beginning construction including but not necessarily limited to foundation, roof installed, cornice, siding, parapet walls, porches, steps, exterior doors, windows, screens and painting unless prevented by acts of God, labor strikes or any other condition or circumstance beyond the control of the lot owner. In addition, a driveway meeting the requirement as set out above and culverts meeting the requirement as set out above must be completed prior to or simultaneously with the construction of the house. In addition, in order to insure the sanitary healthful and environmental aspects of the Subdivision, all utilities (water and sewer) must be constructed, connected and ready for service and all plumbing must be completed in the interior of the house including but not limited to pipes, valves, vents, stacks, water closets, tubs or showers, bath and kitchen sinks, interior and exterior water spigots and stop and waste prior to or simultaneously with the construction of the house. The Architectural Control Committee reserves the right to change the length of time allowed for completion from time to time at its discretion.

5.01d Water will be supplied to each lot owner by Concord Robbins Water Supply Company.

5.01e Certain lots within the Subdivision lots adjoin the boundaries of Lake Limestone. Fee title to these lots will be to the 363' mean sea level. Normal operating level of the lake is 363 feet above mean sea level. Between elevation 363' mean sea level and elevation 366' mean sea level is a "Restricted Building Area" and between elevation 366' mean sea level and 370 mean sea level is a "Build at Your Own Risk Area". The Brazos River Authority has the right to flood, overflow and inundate (temporarily from time to time) with water impounded by or the flow of water which is retarded by the Sterling C. Robinson Dam (or whatever name the dam may be called) which has been built by the Brazos River Authority on the Navasota River in Leon, Robertson and Limestone Counties, the restricted areas of all lots adjoining the boundaries of Lake Limestone. The Brazos River Authority shall never be liable to the owner of any portion of the restricted area for damage of any kind to said tract or anything located thereon caused by impoundment or retardation of flow of water by the said dam. No structures of any kind, other than fences, roads and similar structures and other than boat

houses, boat docks, boat launching facilities and other similar structures, as may be permitted by the Brazos River Authority under policies which may be established and administered by the Brazos River Authority, shall be permitted upon any portion of the restricted area located below elevation 366 feet above mean sea level. The Brazos River Authority is allowing property owners to increase the elevation of lots subject to flood easement, and is not prohibiting building on that portion of their lot, but the property owner cannot by filling change the terms of the easement affecting the area filled. Waters impounded by the said dam and covering any part of said tract at any time shall be open to the public. Brazos River Authority's employees and agents shall be permitted to come upon the restricted areas of all lots adjoining the boundaries of Lake Limestone and to bring machinery and equipment thereon as reasonable and necessary in connection with the construction, operation, and maintenance of the said dam and the lake which is created by the said dam.

5.01f Lots within the Subdivision that adjoin the boundaries of Lake Limestone may have a shoreline erosion problem. Each lot owner of a lot that adjoins the boundaries of Lake Limestone shall stabilize the shoreline through bulkheading, or otherwise, to keep any of the land or soil of that lot from being eroded away. The Architectural Control Committee shall be the sole and final authority to determine whether erosion of the lot necessitates stabilizing.

VI

Maintenance Fund

6.01 Each lot (or residential building site) in the Subdivision shall be and is hereby made subject to an annual maintenance charge, except as otherwise hereinafter provided.

6.02 The maintenance charge referred to shall be used to create a fund to be known as the "Maintenance Fund;" and each such maintenance charge shall (except as otherwise hereinafter provided) be paid by the owner of each lot (or residential building site), monthly, in advance, on or before the first day of each month.

6.03 The maintenance charge shall initially be Ten Dollars (\$10.00) per month, unless and until such charge is hereafter changed, however, at no time shall the maintenance charge exceed Twenty-Five Dollars (\$25.00) per month. The maintenance charge may be changed from time to time by SVHOA in good faith upon a determination substantiated by the records of SHVOA demonstrating a need for an increase in the maintenance charge to pay for increased maintenance costs, and shall be the amount determined by SVHOA during the month preceding the due date of said maintenance charge. The records of SVHOA that substantiate such need for an increase in the maintenance charge shall be available for inspection by all lot owners by appointment and such records shall be maintained for inspection for twelve (12) months after such increase is initiated. All other matters relating to the assessment, collection, expenditure and administration of the Maintenance Fund shall be determined by SVHOA. Multiple lots owned by one party for the purpose of a single residence on multiple lots shall be assessed as one lot.

6.04 The maintenance charge collected shall be paid into the Maintenance Fund to be held and used for the benefit, directly or indirectly, of the Subdivision; and such Maintenance Fund may be expended by SVHOA for any purposes which, in the judgment of SVHOA, will tend to maintain the property values in the Subdivision, including, but not by way of limitation: providing for the

enforcement of the provisions of this instrument including the aforesaid Reservation, Restrictions and Covenants; paying tax assessments, maintaining the entry way of the Subdivision; maintaining road right-of-ways by mowing and trash pickup, etc.; and for doing any other thing necessary or desirable in the opinion of the SVHOA to maintain or improve the property or the Subdivision. The use of the Maintenance Fund for any of these purposes is permissive and not mandatory, and the decision of the SVHOA with respect thereto shall be final, so long as made in good faith.

6.05 All sums assessed for maintenance charges as provided for herein but unpaid, shall together with interest and cost of collection including attorney's fees, become a continuing lien and charge on the lot covered by such assessment, which shall bind and be a continuing charge upon such lot. This lien shall be superior to all other liens and charges against such lot except for tax liens, liens for purchase money and for the financing of improvements on said lot, which liens for such purposes shall be superior to the maintenance lien; herein provided with the understanding that the maintenance assessments subsequent to a foreclosure of such a superior lien shall continue to bind the mortgaged property and be secured by a maintenance lien as herein provided. SVHOA shall have the power to subordinate the maintenance lien to any other lien. To evidence the maintenance lien, SVHOA shall prepare a written notice of maintenance lien setting forth the amount of the unpaid indebtedness, the name and owner of the lot covered by such lien and description of the lot. Such notice shall be signed by one of the Board Members of SVHOA and shall be recorded in the office of the County Clerk of Leon County, Texas. Such lien shall attach in the priorities set forth above from the date that such payment is delinquent as set forth herein and may be enforced by foreclosure of the defaulting owner's lot by SVHOA in like manner as a mortgage on real property, subsequent to the recording of a notice of assessment lien as provided above, or SVHOA may institute suit against the owner personally for collection of the maintenance charge. In any foreclosure proceeding, whether judicial or nonjudicial, the owner shall be required to pay the cost, expenses and reasonable attorney's fees incurred by SVHOA. Where a lot is subject to a contract for sale, the maintenance charge shall be paid by the purchasers as condition thereunder.

6.06 These provisions as to the maintenance charge and Maintenance Fund shall continue in effect unless changed in the manner and at the time hereinabove set forth.

6.07 The Maintenance Fund and its management is controlled by SVHOA.

VII

Transfer of Functions of SVHOA

7.01 SVHOA may at any time hereafter transfer to any corporation the duties and prerogative hereunder (including, without limitation, matters relating to maintenance charges and the Maintenance Fund). Any such delegation of authority and duties shall serve to automatically release SVHOA from further liability with respect thereto and vest such duties and prerogatives in such assignee corporation. Any such delegation shall be evidenced by an instrument amending this instrument, placed of record in the Deed Records of Leon County, Texas, and joined in by SVHOA and the aforesaid assignee corporation but not, however, requiring the joinder of any other person in order to be fully binding, whether such other person be an owner of property in the Subdivision, a lien holder, mortgagee, Deed of Trust beneficiary or any other person.

Binding Effect

All of the provisions hereof shall be covenants running with the land thereby affected. The provisions hereof shall be binding upon and inure to the benefit of the owners of the land affected and the Association and their respective heirs, executors, administrators, successors and assigns.

EXECUTED THIS 11th of September, 2020

David W. Faske (Board Member)

[Signature]

Brian Malone (Board Member)

Lloyd Hajdik (Board Member)

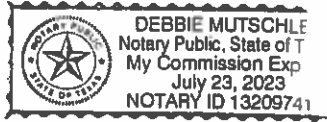
STATE OF TEXAS

COUNTY OF LEON

BEFORE ME, the undersigned authority, on this day personally appeared David Faske 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, 11-18-2020

THE STATE OF TEXAS
COUNTY OF LEON



Debbie Mutschle

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the _____ day of _____, A.D. 2020, at _____ o'clock ___ M, and was duly recorded by me on the _____ day of _____ A>D> 2020, in Vol. _____ page _____, of the _____ Records of said county.

WITNESS MY HAND and the seal of the County Court of said County, at my office in Centerville, Texas, the day and year last above written.

By _____ witness

_____ County Clerk, Leon County, Texas

Developer and shall be recorded in the office of the County Clerk of Leon County, Texas. Such lien shall attach in the priorities set forth above from the date that such payment is delinquent as set forth herein and may be enforced by foreclosure of the defaulting owner 'a lot by the Association or Developer in like manner as a mortgage on real property, subsequent to the recording of a notice of assessment lien as provided above, or the Association and/or Developer may institute suit against the owner personally for collection of the maintenance charge. In any foreclosure proceeding, whether judicial or nonjudicial, the owner shall be required to pay the cost, expenses and reasonable attorney's fees incurred by the Association and/or Developer. Where a lot is subject to a contract for sale, the maintenance charge shall be paid by the purchasers as condition thereunder.

7.07 These provisions as to the maintenance charge and Maintenance Fund shall continue in effect unless changed in the manner and at the time hereinabove set forth.

7.08 At such time as 51% of the lots shall have been sold by the Developer, the Maintenance Fund, its management and control shall be turned over to the Scenic View Homeowner 's Association, Inc. for administration.

VIII

Transfer of Functions of the Developer

8.01 The Developer may at any time hereafter transfer to any corporation the duties and prerogative of the Developer hereunder (including, without limitation, matters relating to maintenance charges and the Maintenance Fund).

Any such delegation of authority and duties shall serve to automatically release the Developer from further liability with respect thereto and vest such duties and prerogatives in such assignee corporation. Any such delegation shall be evidenced by an instrument amending this instrument, placed of record in the Deed Records of Leon County, Texas, and joined in by the Developer and the aforesaid assignee corporation but not, however, requiring the joinder of any other person in order to be fully binding, whether such other person be an owner of property in the Subdivision, a lien holder, mortgagee, Deed of Trust beneficiary or any other person.

Binding Effect

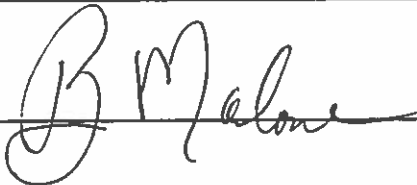
All of the provisions hereof shall be covenants running with the land thereby affected. The provisions hereof shall be binding upon and inure to the benefit of the owners of the land affected and the Developer and their respective heirs, executors, administrators, successors and assigns.

EXECUTED THIS 11th day of September, 2020.

David W. Faske (Board of Directors)

Brian Malone (Board of Directors)

Lloyd Hajdik (Board of Directors)



STATE OF TEXAS

COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared, Brian M. Malone 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 3rd day of November, 2020.

THE STATE OF TEXAS

COUNTY OF Harris

Albert Moreno
Public Notary



I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the _____ day of _____, A.D. 2020, at _____ o'clock ___ M, and was duly recorded by me on the _____ day of _____ A>D> 2020, in Vol. _____ page _____, of the _____ Records of said county.

WITNESS MY HAND and the seal of the County Court of said County, at my office in Centerville, Texas, the day and year last above written.

By _____ witness

_____ County Clerk, Leon County, Texas

Developer and shall be recorded in the office of the County Clerk of Leon County, Texas. Such lien shall attach in the priorities set forth above from the date that such payment is delinquent as set forth herein and may be enforced by foreclosure of the defaulting owner 'a lot by the Association or Developer in like manner as a mortgage on real property, subsequent to the recording of a notice of assessment lien as provided above, or the Association and/or Developer may institute suit against the owner personally for collection of the maintenance charge. In any foreclosure proceeding, whether judicial or nonjudicial, the owner shall be required to pay the cost, expenses and reasonable attorney's fees incurred by the Association and/or Developer. Where a lot is subject to a contract for sale, the maintenance charge shall be paid by the purchasers as condition thereunder.

7.07 These provisions as to the maintenance charge and Maintenance Fund shall continue in effect unless changed in the manner and at the time hereinabove set forth.

7.08 At such time as 51% of the lots shall have been sold by the Developer, the Maintenance Fund, its management and control shall be turned over to the Scenic View Homeowner 's Association, Inc. for administration.

VIII

Transfer of Functions of the Developer

8.01 The Developer may at any time hereafter transfer to any corporation the duties and prerogative of the Developer hereunder (including, without limitation, matters relating to maintenance charges and the Maintenance Fund).

Any such delegation of authority and duties shall serve to automatically release the Developer from further liability with respect thereto and vest such duties and prerogatives in such assignee corporation. Any such delegation shall be evidenced by an instrument amending this instrument, placed of record in the Deed Records of Leon County, Texas, and joined in by the Developer and the aforesaid assignee corporation but not, however, requiring the joinder of any other person in order to be fully binding, whether such other person be an owner of property in the Subdivision, a lien holder, mortgagee, Deed of Trust beneficiary or any other person.

Binding Effect

All of the provisions hereof shall be covenants running with the land thereby affected. The provisions hereof shall be binding upon and inure to the benefit of the owners of the land affected and the Developer and their respective heirs, executors, administrators, successors and assigns.

EXECUTED THIS 11th day of September, 2020.

David W. Faske (Board of Directors)

Brian Malone (Board of Directors)

Lloyd Hajdik (Board of Directors)

 _____

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, Lloyd Hajdik, 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 17th day of November, 2020.

THE STATE OF TEXAS

COUNTY OF HARRIS

Megan Messer

