

Tidelands Subdivision

Deed Restrictions

1. All lots except the lots in Block Thirteen (13) and Fourteen (14) on the plat of said subdivision shall be used for residential purposes only and not more than one single dwelling unit shall be erected on each such residential lot.
2. All residences shall contain a minimum of 600 square feet of single floor area under roof and all undercourse materials or unpainted outside walls and exterior areas shall be painted with (2) coats of paint or covered with commercial grade of exterior finish material within sixty (60) days following the closing of exterior wall areas.
3. All plumbing shall be connected with sanitary sewer or concrete septic tank constructed in accordance with applicable governmental regulation and no outside toilets or cesspools shall ever be permitted in the subdivision.
4. No structure or building of any nature shall be moved onto any residential lot unless written consent be obtained from the developers or their appointees.
5. No trailer, bus, tent, shack, garage, barn or other outbuilding erected in said subdivision shall ever be used as a residence either temporary or permanent.
6. Residence built on any lot in Block 7, 8, 9, 10, 11, 12, or on Lots 24 and 25 of Block 1; Lots 22, 23, 24, 25 of Block 2; Lots 22, 23, 24, 25, Block 3; Lots 22, 23, 24, 25 of Block 4; and Lots 22, 23, 24, 25 of Block 5 shall be subject to the following set back restrictions; Twenty (20) feet from front property line and at least five (5) feet from side property lines.
7. Residence built on any other lot in the Tidelands Addition, except those referred to in paragraph 6 above, shall be built on alternate front or rear 50 ft. of lot as designated in contract.
8. These covenants are to run with the land and shall be binding upon the parties hereto and all persons claiming under them until January 1, 1989, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless a majority of the then lot owners shall sign and file for record in Galveston County at least thirty (30) days before the expiration of such periods an instrument in writing amending or repealing such covenants.
9. This deed is subject to all easements, restrictions, and right of way of record and the reservations of all minerals and rights incident thereto.