

**SOMERVILLE PLACE SUBDIVISION**

**DEED RESTRICTIONS**

**THE STATE OF TEXAS  
COUNTY OF BURLESON**

The easements, covenants, restriction and conditions to which Somerville Place, Sections 1, 2 and 3, a subdivision in Burleson County, shall be subject to:

1. Property in said subdivision shall be used as singled residence only. No duplexes, rooming houses or similar building shall be permitted upon such property.
2. No lot or any part thereof may be used for commercial or business. Garage sales will be limited to two per year. The Somerville Place Board of Directors must approve any garage sales held at the pavilion.
3. No more than one residence shall be erected on any one lot. No more than one mobile home or camper shall be placed on any lote. Mobile homes must be new or no older than 3 years at time of set up. All mobile homes must be skirted. Property owner must have written approval by the Somerville Place Board of Dirctors before brining in and/or the setting up of a mobile home. Property owners must submit houe plans and have written approval by the Somerville Place Board of Directors before building a house or any structure on lot.
4. No residence may be constructed or covered with tarpaper, or any other material than that customarily used for the errection of residences. All residences shall have a minimum of 600 square feet of living area, not counting stoops and porches.
5. No tents, canvas-covered shelters, travel trailers, motor homes, no RV's may be placed on any lot as a permanent residence.
6. No part of any lot shall be used for dumping rubbish, trash or other waste, all of which will be kept in sanitary containers. All incinerators or equipment for storage or disposal of such materials shall be kept clean and sanitary. No junk cars or any motor vehicles that not in running condition will be allowed on the property for more than 30 days. Any homeowner that does not meet with the above criteria will be notified by certified mail to have any/all of the above listed removed or repaired within 14 days at the property owner's expense.
7. All utility companies shall have a 10 foot easement for road right of way to service their facilities. The electric company shall have an easement to put a guy wire on either side of lot line where it is necessary.
8. The Somerville Place subdivision lakes are for the use of the property owners in the subdivision and shall not be obstructed in any manner. No waste refuge or other foreign materials shall be dumped or deposited in any of the said waterways. No boats or floating devices will be allowed in the lakes.
9. No livestock of any kind will be allowed.
10. All septic systems must be approved by the Brazos River Authority and The Somerville Place Board of Directors before being installed. No holding tanks are allowed.

11. Swimming pool, parks and fishing are for the sole use and benefit of the property owners and guests thereof. Somerville Place Property Owners Association, Inc. will not assume any liability for theft, loss, damage or injuries sustained to anyone at parks, pool, or other common property. Property owners must accompany their guests. The pool and parks will close at 10:00PM. No loud disturbances after 10:00PM.
12. Dogs are not to be allowed to run loose. They should be behind a fence or on a leash at all times. You are also urged to keep your dog's shots up to date to protect them from the wild animals in this area. Owners of pets are liable for any/all injuries to person, another pet or damages to property.
13. Property Owners that are selling their property as a lease to purchase must show a purchase contract to the Somerville Place Board of Directors, before the buyer moves in. Renting of property is not allowed. See Article 19 of Deed of Trust as of October 1995.
14. A committee is hereby established and created to be known as Somerville Place Property Owners Association, Inc. officers and directors or entitled the Somerville Place Board of Directors which shall consist of the following positions: President, Vice-President, Secretary, Treasurer, and five Directors.
15. Yards should be kept mowed and well groomed. Lots that have been cleared or are clear should be kept mowed. If a property owner fails to maintain their yard, Somerville Place Property Owners Association, Inc. has the right to mow said yard at the expense of the property owner.
16. If any person or persons, firms or corporations violates or attempts to violate any of these restrictions, covenants or conditions, the Somerville Place Property Owners Association, Inc. or any person owning or having an interest in any lot in said subdivision, may institute and prosecute any proceeding at law or in equity, to abate, prevent or enjoin any violation; and in such event, may recover any/all damages incurred and/or in connection with institution and prosecution of such action; including without limitation to attorney fees, court costs, and any other related expenses incurred.
17. If a suit is filed to collect maintenance fees, the property owner shall be obligated to pay all court costs, attorney fees and any other related expenses incurred.
18. Maintenance fees are \$65 for first lot and \$24 per each additional lot per year. Maintenance fees are due on January 1<sup>st</sup> of each year. Failure to pay maintenance fees by the Somerville Place Property Owners Association, Inc. Annual Meeting held the 3<sup>rd</sup> Saturday of every April, will be charged a \$10 late penalty fee for each lot owned per year.

**The above restrictions will be valid for a period of 10 years. Effective June 1, 2013.**

Signed by: Somerville Place POA Board of Directors

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**OFFICERS:**

[Signature] 11-17-2018  
David Blankenship, President Date

[Signature] 12-8-2018  
Penny James, Vice-President Date

[Signature] 4/17/18  
Tracy Lawrence, Secretary Date

[Signature] 11-17-2018  
Robin Graham, Treasurer Date

**DIRECTORS:**

[Signature] 11/17/18  
Crystal Gilliam Date

[Signature] 11-17-2018  
Curtis Graham Date

[Signature] 11/17/2018  
Mary Blankenship Date

[Signature] 12/8/2018  
Terry Dahlke Date

Filed for Record in:  
Burleson County  
On: Dec 17, 2018 at 02:09P  
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By:  
Jessica Lucero

STATE OF TEXAS COUNTY OF BURLESON  
I hereby certify that this instrument  
was filed on the date and time  
stamped hereon by me and was duly  
recorded in the volume and page of  
the named records of:  
Burleson County  
As stamped hereon by me.

Dec 17, 2018

Anna L. Schielack  
Burleson County Clerk

Stephen Gerhard 12/8/18  
[Signature]

State of Texas

County of Burleson

This instrument was acknowledged before me this 17<sup>th</sup> day of November, 2018, by  
Texas Notary Public Laura Turner.

[Signature]  
Laura Turner, Notary Public, State of Texas

