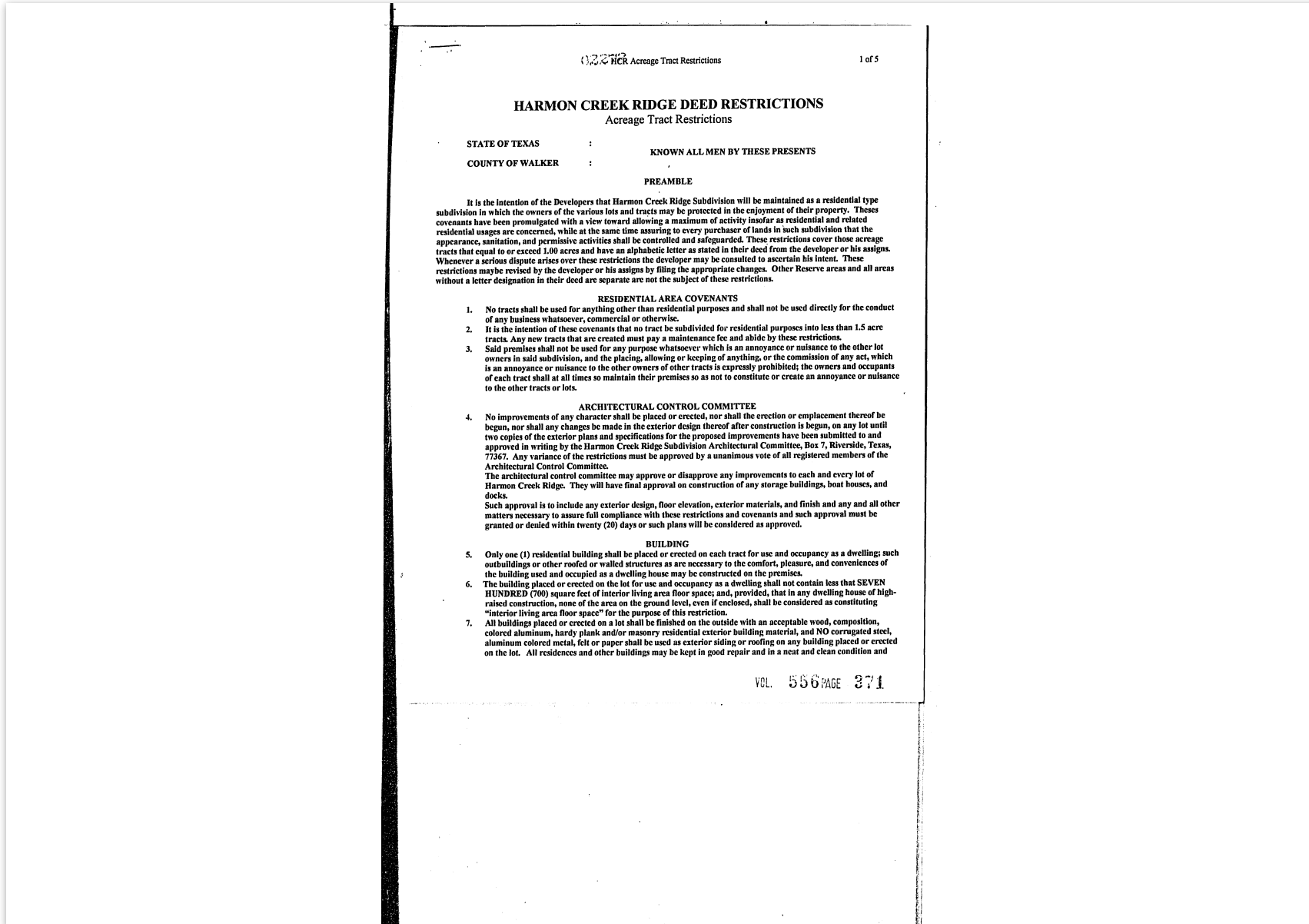


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032023 HCR Acreage Tract Restrictions

1 of 5

HARMON CREEK RIDGE DEED RESTRICTIONS
Acreage Tract Restrictions

STATE OF TEXAS :
COUNTY OF WALKER : **KNOWN ALL MEN BY THESE PRESENTS**

PREAMBLE

It is the intention of the Developers that Harmon Creek Ridge Subdivision will be maintained as a residential type subdivision in which the owners of the various lots and tracts may be protected in the enjoyment of their property. These covenants have been promulgated with a view toward allowing a maximum of activity insofar as residential and related residential usages are concerned, while at the same time assuring to every purchaser of lands in such subdivision that the appearance, sanitation, and permissive activities shall be controlled and safeguarded. These restrictions cover those acreage tracts that equal to or exceed 1.00 acres and have an alphabetic letter as stated in their deed from the developer or his assigns. Whenever a serious dispute arises over these restrictions the developer may be consulted to ascertain his intent. These restrictions may be revised by the developer or his assigns by filing the appropriate changes. Other Reserve areas and all areas without a letter designation in their deed are separate are not the subject of these restrictions.

RESIDENTIAL AREA COVENANTS

1. No tracts shall be used for anything other than residential purposes and shall not be used directly for the conduct of any business whatsoever, commercial or otherwise.
2. It is the intention of these covenants that no tract be subdivided for residential purposes into less than 1.5 acre tracts. Any new tracts that are created must pay a maintenance fee and abide by these restrictions.
3. Said premises shall not be used for any purpose whatsoever which is an annoyance or nuisance to the other lot owners in said subdivision, and the placing, allowing or keeping of anything, or the commission of any act, which is an annoyance or nuisance to the other owners of other tracts is expressly prohibited; the owners and occupants of each tract shall at all times so maintain their premises so as not to constitute or create an annoyance or nuisance to the other tracts or lots.

ARCHITECTURAL CONTROL COMMITTEE

4. No improvements of any character shall be placed or erected, nor shall the erection or emplacement thereof be begun, nor shall any changes be made in the exterior design thereof after construction is begun, on any lot until two copies of the exterior plans and specifications for the proposed improvements have been submitted to and approved in writing by the Harmon Creek Ridge Subdivision Architectural Committee, Box 7, Riverside, Texas, 77367. Any variance of the restrictions must be approved by a unanimous vote of all registered members of the Architectural Control Committee.
The architectural control committee may approve or disapprove any improvements to each and every lot of Harmon Creek Ridge. They will have final approval on construction of any storage buildings, boat houses, and docks.
Such approval is to include any exterior design, floor elevation, exterior materials, and finish and any and all other matters necessary to assure full compliance with these restrictions and covenants and such approval must be granted or denied within twenty (20) days or such plans will be considered as approved.

BUILDING

5. Only one (1) residential building shall be placed or erected on each tract for use and occupancy as a dwelling; such outbuildings or other roofed or walled structures as are necessary to the comfort, pleasure, and conveniences of the building used and occupied as a dwelling house may be constructed on the premises.
6. The building placed or erected on the lot for use and occupancy as a dwelling shall not contain less than SEVEN HUNDRED (700) square feet of interior living area floor space; and, provided, that in any dwelling house of high-raised construction, none of the area on the ground level, even if enclosed, shall be considered as constituting "interior living area floor space" for the purpose of this restriction.
7. All buildings placed or erected on a lot shall be finished on the outside with an acceptable wood, composition, colored aluminum, hardy plank and/or masonry residential exterior building material, and NO corrugated steel, aluminum colored metal, felt or paper shall be used as exterior siding or roofing on any building placed or erected on the lot. All residences and other buildings may be kept in good repair and in a neat and clean condition and

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