

# Blue Lake Civic Club

Proudly Serving Cypress Point

## Restrictions

### RESTRICTIONS

1. Each home shall be used for single family residence purposes only. Said residence shall have a minimum of 1000 square feet of principal floor space. This restriction applies to Section One of subdivision which was designated by 2100 Limited as conventional housing area only. This restriction will also include any other designated Section or Sections later appointed by 2100 Limited as conventional housing area at later development dates.
2. No building shall be located nearer than 25 feet to the front lot line, 10 feet to any side street, or 5 feet to an interior lot line.
3. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without back water, and shall be a minimum of 18 inches in diameter.
4. No structure of such character as camp trailers, basement, tent, shack, barn or any other outbuilding shall be used as residence, either temporary or permanent. Any already residing landowner as of this date not meeting this restriction will have a maximum of 6 months to make other arrangements for living quarters. In cases of future disasters such as fire, flood, and etc., each individual case will be reviewed by our grievance committee in order to give that family reasonable amount of time to

get settled back into their living quarters. The grievance committee will be appointed by the body at a future meeting.

5. Each mobile home shall be used for single family dwellings only. Said mobile homes shall have a minimum of 100 square feet principal floor space. This applies to Section Two of subdivision and any other Sections duly appointed by 2100 Limited as mobile home areas. Anyone in mobile home areas that later decide to build a house will build house with a minimum of 1000 square feet of principal floor space as designated also in restriction 1.

6. One large livestock will be allowed per acre of land by each landowner. This restriction stands providing that said large livestock are confined to owner's property by fences or holding pens. (Any combination of large livestock is allowed providing owner does not exceed one large livestock per acre.) Considered large livestock: horses, cattle, sheep, goats, pigs.

7. Small livestock shall be permitted by landowners providing they are confined to landowner's property and providing they do not cause sanitation problem. Considered small livestock: All poultry, rabbits, and fowl.

8. Each landowner will be permitted to have 4 pets. This restriction will make allowances for any pet offspring being kept until weaning age. This restriction also will include that the owner's dogs will be confined to their property through means of pens, fences or chains. Considered as pets: dogs and cats.

9. Each residing landowner has to comply with county specifications for sanitation. (Septic Systems) By law you are to meet county specifications for sanitation or run the risk of being fined. Any already residing landowners to this date that are not meeting this restriction will have 6 months to comply. Anyone moving to the subdivision after this date will have to meet county specifications before moving in.  
Exhibit B

10. Each residing owner shall at all times keep their property in a sanitary healthful, attractive manner and in no event use property for storage of material and equipment, except for normal residential requirements. Nor shall permit the accumulation of garbage, trash, or rubbish of any kind thereon including junk cars, boats, and nonoperating appliances and machinery.

11. No boats, boat trailers, or boat rigging shall ever be parked on or placed nearer to the street than the building set back lines listed in restriction 2.

12. No professional or commercial business activity to which the general public is invited shall be conducted on any tract of land in the subdivision. Considered professional or commercial business: Any business activity requiring a license or tax number to operate. IX This conveyance is expressly made subject to the following:

1. All interest in and to all oil, gas and other minerals are reserved by grantor.
2. Further, we hereby dedicate forever to the public all lands within slopes of any and all gullies, ravines, drains, sloughs or other natural drainage courses, located in said subdivision, but in no case shall this dedication be less than 15 feet wide on each side of the center line of said gullies, ravines, drains, sloughs or other natural drainage courses located in said subdivision as easements for drainage purposes given Harris County and/or any other public agency, the right to enter upon said easement at any or all times for the purpose of constructing and/or maintaining drainage work, and/or structures. Upon the execution of this contract and annual assessment of \$25.00 per acre shall be payable to the Blue Lake Civic Club. Said payment shall be due and payable on January First of each year. The assessments levied by the association shall be used exclusively to: promote the recreation, health, safety and welfare of the residents in the properties.