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DEEDS

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MONTGOMERY

WHEREAS, SUPERIOR HOMES DEVELOPMENT CORPORATION is the owner of a tract of land being 35.223 acres of land in the P. R. Clark Survey, A-692, Montgomery County Texas, which has been developed into an unrecorded subdivision designated as WOODRIDGE ESTATES containing sixty (60) lots and one reserve according to a survey prepared by Robert H. Buchanan, Professional Engineer # 20084, and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of the P. R. Clark Survey, same being the Southeast corner of the Yeiser Survey, and also being the West boundary line of the Reubin Copland Survey, a  $\frac{1}{2}$ " iron pipe found for corner from which a 24' Pin Oak marked Y (old) bears N 89° 35' E 22.6 ft. and a 30" Pin Oak marked X (old) bears S 6° 20' W 9.7 ft.;

THENCE: S 0° 10' 54" W, along the West boundary of the Copland, at 1069.56 ft. an old angle iron for the Southwest corner of same, continuing along the West boundary of the Graham Survey a total distance of 2199.78 ft. to a  $\frac{3}{8}$ " iron rod for the Southeast corner of the Clark Survey and the Southwest corner of the Graham, and also being in the North boundary of the Barklay Survey, a 30" double Sweet Gum marked X bears N 76° 30' W 169 ft. and a 14" Sycamore marked X bears N 85° 40' W 133.5 ft.:

THENCE: N 89° 55' 07" W 690.82 ft. along the South boundary of the Clark and the North boundary of the Barklay to an iron rod for corner on the East right of way of F. M. Road 1314;

THENCE: N 0° 42' 20" W 220.02 ft. along curve on the East right of way of road to a stake for corner:

THENCE: N 0° 02' 20" W 1979.67 ft. along the East line of F.M. Road to a  $\frac{3}{4}$  iron pipe for corner in the North boundary of the Clark Survey;

THENCE: S 89° 55' 41' E 701.86 ft. along the North line of the Clark to the PLACE OF BEGINNING.

WHEREAS, it is deemed to be in the best interest of said corporation and of the persons who may purchase lands described in and covered by the above mentioned plats that there be established and maintained a uniform plan for the improvement and development of the lots covered thereby as a highly restricted and modern subdivision;

NOW, THEREFORE, SUPERIOR HOMES DEVELOPMENT CORPORATION, being the owner of all of said lots, acting herein by and through its officers duly authorized to do so by its Board of Directors, do hereby adopt the following covenants and restrictions, which shall be taken and deemed as covenants to run with the land and shall be binding on SUPERIOR HOMES DEVELOPMENT CORPORATION and all parties and persons claiming under it until December 1, 1991, at which time said covenants, conditions, and restrictions shall be automatically extended for successive periods of ten years each unless by duly recorded instrument signed by a majority of the property owners in said addition it is agreed to change said covenants, conditions and restrictions in whole or in part.

IF SUPERIOR HOMES DEVELOPMENT CORPORATION, or any of its successors or assigns shall violate or attempt to violate any of the covenants herein it shall be lawful for any person or persons owning any real property situated in the above referred to subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violations.

Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

- (a) Lots 1 through 19 inclusive and reserve A may be used for business sites, but front elevations on business improvements shall be made of either tile, brick, stone, plaster or concrete blocks. Said lots may be used either for residential purposes or for retail, wholesale, service business, and light manufacturing only, and no part of the aforementioned lots on which business is permitted shall be used for the conduct of a dance hall, automobile wrecking yard, junk yard or type of business causing such excessive amounts of noise, smoke, dust or odor as to be offensive to residents of ordinary sensibilities residing on the lots adjoining the same on the East. All other lots shall be used for residential purposes only.
- (b) No building or construction of any type shall be erected, placed or altered on any building plot in this subdivision until two (2) sets of the building plans, specifications, and plot plan showing the location of such buildings have been approved in writing as to conformity and harmony of external design with existing structure in the subdivision, and as to location with respect to topography and finished ground elevation, by a committee designated by SUPERIOR HOMES DEVELOPMENT CORPORATION, or by a representative named by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location or to designate a representative with like authority. In the event such committee, or its designated representatives, fail to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it. Such approval will not be required and this covenant will be deemed to have been complied with. Neither the members of such committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. The duties and powers of such committee, and of its designated representatives shall cease on and after ten (10) years from date. THEREAFTER, the approval described in this covenant shall be vested in a neighborhood committee appointed or elected by the then record owners of a majority of the lots in this subdivision, which shall thereafter exercise the same powers previously exercised by said committee.
- (c) No building shall be placed or maintained nearer than twenty five (25) feet from any street. No residences shall be maintained nearer to an interior lot line than five (5) feet as shown in the survey of WOODRIDGE ESTATES prepared by Robert H. Buchanan Professional Engineer, # 20084.
- (d) No lot dimensions may be changed without written approval of the committee designated by SUPERIOR HOMES DEVELOPMENT CORPORATION.
- (e) No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall be at any time used a residence, temporary or permanent, nor shall any structure of a temporary character be used as a residence.
- (f) No residential structure shall be placed on a lot unless its living area has a minimum of 1,000 square feet of floor area exclusive of porches and garages.
- (g) The exterior walls of all residences shall be at least fifty-one percent brick, brick-veneer, concrete or other masonry type construction.

- (h) No fence, wall hedge, nor any pergola or other detached structure higher than two (2) feet above the ground, shall be erected, grown or maintained on any part of any lot forward of the front building line of said lot, except with the express written permission of the Architectural Control Committee. No massed planting which would interfere with the view of cross traffic shall be allowed on a corner lot.
- (i) No noxious or offensive trade or activity shall be carried on upon any lot or shall anything be done thereon which may be or become an annoyance to the neighborhood.
- (j) The raising or keeping of hogs, poultry, fowls, or of other livestock on any part of the subdivision is strictly prohibited, except that not more than two horses may be kept for owner's use.
- (k) No individual water well shall be permitted.
- (l) No spiritous, vinous, or malt liquors, or medicated bitters, capable of producing intoxication, shall be sold or offered for sale, on any residential site. No premises or any part thereof shall be used for ficious, illegal, or immoral purposes, nor for any purpose in violation of the laws of the State of Texas, or of the United States, or of police, health, sanitary, building or fire code regulations or instructions relating to or affecting the use or occupancy or possession of any of said sites.
- (m) No sign of any kind shall be displayed on any residential lot to the public view except one sign of not more than five square feet. Advertising the property for sale or rent, or signs used by builders or SUPERIOR HOMES DEVELOPMENT CORPORATION to advertise the property during the construction and sales period.
- (n) No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other wastes shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- (o) No trailers may be parked in front of the front building lines of any lot.
- (p) Title to any lot or portion thereof shall not include title to any utility lines in, under, or on, any easement or street.
- (q) All Concrete pipe under driveways must be at least 18 inches in diameter and may be of a greater dimension when required by the Arthitectoral Control Committee.
- (r) Nothing herein contained shall serve to restrict or reserve in any manner any land orther than the land described in the survey of WOODRIDGE ESTATES prepared by Robert H. Buchanan, Professional Engineer # 20084.
- (s) Any violation of any of the covenants, agreements, reservations, easements, and restrictions herein shall not have the effect of impairing or affecting the rights of any mortgagee, trustee or grantor, under any mortgage, or deed of trust, or to the assignee of any mortgagee, trustee, or guarantor, under any such mortgage or deed of trust, outstanding against the said property at the time that easements, agreements, restrictions, reservations, or covenants may be violated.

EXECUTED THIS 21st Day of June, 19 72.

SUPERIOR HOMES DEVELOPMENT CORPORATION

BY Donald A. Hall  
President

ATTEST:

BY:

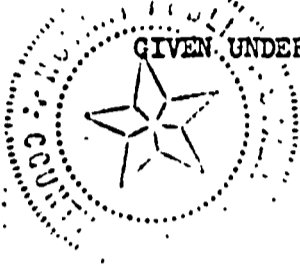
Ray J. Hall  
Secretary

THE STATE OF TEXAS  
COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared DONALD A. HALL, President of SUPERIOR HOMES DEVELOPMENT CORPORATION, a corporation, 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, in the capacity stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21st day of June, A. D. 1972.



Melba P. Seymour  
Notary Public in and for Harris County, Texas.

FILED FOR RECORD  
AT 3 O'CLOCK P. M.

DEC 6 1972

ROY HARRIS, Clerk  
County Court, Montgomery Co., Tx.  
By J. Newland Deputy