

## **OAK RIDGE ESTATES**

### **APPLICABLE RESTRICTIONS, COVENANTS AND RESERVATIONS**

1. All lots shall be used solely for residential purposes except lots designated as business.
2. Lots designated as business may be used either for residential or business purposes provided, however, that if used for a business the nature and purpose of the business use shall first be approved in writing by Seller, his successors, assigns, or designees.
3. No building other than a single family residence containing not less than 900 square feet, exclusive of open porches, screen porches, breezeways, car ports or garages, shall be erected or constructed on any residential lot or part of lot conveyed as a separate building site in Oak Ridge Estates. Servants quarters and guest houses may be constructed on said lots after completion of permanent residence; the outside wall area of the permanent residence shall have a minimum of twenty (20%) per cent masonry construction, consisting of brick, ledgerstone, fieldstone or native types of stone veneer.
4. No building, structure or fences shall be erected or constructed on any lot or part thereof conveyed as a separate building site until the building plans, specifications, design, size construction, and location on the property have first been approved in writing by an officer, agent or representative of Oak Ridge Estates, and buyer agrees to abide by set-back designations as to minimum and maximum set-back from front and rear property lines and side lines.
5. No improvements shall be erected or constructed on any lake front lot nearer than 10 feet from the 825 mean contour line, or 10 feet from the back line of offshore lots; 20 feet from the street line of all lots and 5 feet from side property lines of all lots, except when such side line is a street line, then no nearer than 10 feet from such street line on all corner lots.
6. No building or structure shall be occupied or used until the exterior thereof is completely finished.
7. No structure of any kind, including mobile homes and trailer houses, shall be moved onto any lot of the subdivision.
8. No outside toilet shall be installed or maintained on any premises and all plumbing shall be connected with a sanitary sewer or septic tank approved by the State and Local Departments of Health. No septic tank and field line shall be located nearer than 50 feet from the 825 foot contour line of Lake Lyndon B. Johnson, and all garbage shall be disposed of at the place provided therefor by the subdivider or hauled from the subdivision.

9. No animals or birds, other than household pets, shall be kept on any lot in the subdivision, except on acreage tracts and then only with the consent of the subdivider.
10. An assessment of \$20.00 per lot per year shall run against each lot and any part of lot conveyed as a separate building site in said subdivision for the maintenance of the park and beach areas, and for all improvements maintained for the benefit of the subdivision. Such assessment shall be and is hereby secured by a lien on each lot respectively, and shall be payable to the Seller in Llano, Texas, on the 1st day of May each year, commencing May 1, 20\_\_ or to such other persons as Seller may designate by instrument filed of record in the office of the County Clerk of Llano County, Texas.
11. All property owners and members of their families shall have ingress and egress to the lake and to the park area, as shown on plat of Oak Ridge Estates Unit No. \_\_. All parks, lake and beach improvements shall be available for use to property owners and their families at their own risk.
12. No noxious, offensive, unlawful or immoral use shall be made of the premises. No "for sale" sign shall be placed on any lot in Oak Ridge Estates Subdivision without the written consent of a co-partner, and seller is hereby expressly authorized to enter upon any lot and remove such sign.
13. All covenants and restrictions are for the benefit of the entire subdivision, and shall be binding upon the purchaser or his successors, heirs and assigns, and may be enforced by any property owner in said Subdivision.
14. Easements, restrictions, exceptions and mineral reservations of record and also as set forth in deed to T. G. Houston and D. B. Polk, in Volume 154, pgs. 232 et seq., Deed Records of Llano County, Texas, to which deed, and its record thereof, reference is made for all pertinent purposes and by such reference shall be deemed a part hereof; and subject to applicable zoning rules and regulations, Seller reserves unto itself a five (5) foot easement along all lot lines for the purpose of installing and servicing public utilities, telephones and water lines.

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