

THE STATE OF TEXAS, §
COUNTY OF TRAVIS. §

247

KNOW ALL MEN BY THESE PRESENTS: That I,
F. D. GLASS, JR., owner of the AUSTIN SKYLINE SUBDIVISION, SECTION
FIVE (5), as shown by plat of said Subdivision of record in Vol.
332 page 389 of the Deed Records of Caldwell County, Texas, do
hereby impress all of the property shown on said plat as AUSTIN
SKYLINE SUBDIVISION, SECTION FIVE (5) with the covenants, conditions,
easements, regulations and reservations, shown in EXHIBIT A attached
hereto and made a part hereof.

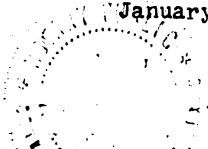
WITNESS MY HAND this 2nd day of January, A.D. 1970.

F. D. Glass, Jr.
F. D. GLASS, JR., OWNER

THE STATE OF TEXAS, §
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BEFORE ME, the undersigned authority, on this
day personally appeared F. D. GLASS, JR., 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of
January, A.D. 1970.



[Signature]
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS.

E X H I B I T A
RESTRICTIONS

1. No old, used, existing building or structure of any kind and no part of an old, used, or existing building or structure shall be moved onto, placed on or permitted to remain on any lot. All construction for residence purposes is to be new.
2. Each residence shall have a minimum floor area of 800 square feet, exclusive of porches, stoops, open or closed carports, patios or garages. The exterior of the house must have two coats of paint or more unless masonry. All Mobile Homes must be factory made and at least 10 feet wide.
3. No residential structure shall be located nearer to the front lot line than 100 feet, or nearer to the side street line than 30 feet, or nearer to the side lot or rear lot than 30 feet.
4. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.
5. No outbuilding or basement erected on any lot shall at any time be used as a dwelling, temporarily or permanently, nor shall any trailer, or shack be placed on any lot, nor shall any residence of a temporary character be permitted, but mobile homes are allowed as shown above.
6. Easements are reserved along the line, front line, and side lines of all lots in this sub-division for the construction and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, road drains and other public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to and egress from across said premises to employees of said utilities. Said easement to also extend along any owner's side and rear property lines in case of fractional lots.
It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots as long as such lines do not hinder the construction of buildings on any lots in this subdivision.
7. No outside toilet or privy shall be erected or maintained in the subdivision. All sanitary plumbing shall conform with the minimum requirements of the Health Department of Caldwell County and the State of Texas.
8. If the owner of any lot in said subdivision, or any other person, shall violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.
9. Culvert or drain pipe at street must be a minimum of 12 inches in diameter and at least 15 feet long.
10. Invalidation of any one or more of these covenants and restrictions by judgement of any Court shall in no wise alter any of the other covenants, restrictions and provisions herein contained, which shall remain in full force and effect.

Filed for record at 1:40 P. M. February 3, 1970

Recorded at 1:45 P. M. February 3, 1970

By: Kathleen Royal
Deputy

Willie B Banister, Clerk County Court
Caldwell County, Texas