

COVENANTS AND RESTRICTIONS

8239

OF

PINE HILLS ESTATES

July 15, 1965

COVENANTS and RESTRICTIONS on PINE HILLS ESTATES SUBDIVISION as per instrument dated April 1, 1966, recorded in Volume _____ Pages _____ of the Deed Records of Bastrop County, Texas.

WHEREAS, it is the desire of said Owner of said Subdivision for the purpose of insuring harmonious, pleasant and satisfactory living conditions in a residential subdivision, and to insure means for mutually safe-guarding and enhancing the value of investments in said subdivision by each property owner therein, to fix and adopt the restrictions and covenants set forth hereinafter, which said restrictions, covenants, and provisions shall govern the development and use of said subdivision, and shall be binding upon the undersigned, its successors and assigns, for the term stipulated herein.

GENERAL PROVISIONS

1. LAND, USE AND BUILDING TYPE:

No lot shall be used for any purpose except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars and permitted accessory structures.

2. No old, used, existing building or structure of any kind and no part of an old, used, existing building or structure shall be moved onto, placed on, or permitted to remain on any lot. All construction is to be of new material.

3. DWELLING SIZE AND CONSTRUCTION:

The ground floor livable area of each main residential structure, exclusive of open or screened porches, stoops, and garages, shall not be less than 1,000 square feet.

4. No building shall be erected, placed or altered on any lot until the construction plan and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to harmony of external design with existing structure and as to location with respect to topography and finish grade elevation.

5. The Architectural Control Committee is composed of three members appointed by R.G. Boren for the betterment and improvement of the subdivision.

6. NUISANCES:

No noxious or offensive activity shall be permitted upon any lot; nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

7. TEMPORARY STRUCTURES:

No structure of a temporary character, trailer, basement, tent, shack, garage (except for living quarters contained therein for bona fide servants), barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently. Temporary structures used as Building Offices and for other related purposes during the construction period must be inconspicuous and sightly.

8. SIGNS:

No signs of any kind shall be displayed to the public view or any lot except one sign of not more than 5 square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

9. OIL AND MINING OPERATIONS:

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall any walls, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derriek or other structures designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

10. LIVESTOCK AND POULTRY:

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

11. GARAGE AND REFUSE DISPOSAL:

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste 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.

12. SEWAGE DISPOSAL:

No cesspool or other individual sewage system shall be constructed or used on any lot except a septic tank system approved by the state and county health officers. Use of outside toilets shall not be permitted under any circumstances.

13. FIREARM PROHIBITION:

The use or discharge of pistols, rifles, shot guns or other firearms is expressly prohibited on any part of the property.

14. ENFORCEMENT:

The covenants, reservations, easements and restrictions set out herein are for the benefit of Pine Hills Estates, its successors and assigns, and equally for the benefit of any subsequent owner of a lot or lots in Pine Hills Estates, and his heirs, executors, administrators and assigns. Accordingly, all of the covenants, reservations, easements and restrictions contained herein shall be construed to be covenants running with the land, enforceable at law or in equity, by any one or more of said parties.

15. SEVERABILITY:

The invalidity, abandonment or waiver of any one of these covenants, reservations, easements and restrictions shall in no wise affect or impair the other covenants, reservations, easements and restrictions which shall remain in full force and effect.

NOTARY SEAL

PINE HILLS ESTATES

By: *Richard B. Brown, Justice*

Sue Stoker Sue Stoker
Notary Public in and for Harris Co.
The State of Texas 12-15-84

THE STATE OF TEXAS

VOL 346 PAGE 84

COUNTY OF Harris

BEFORE ME, Sue Stoker

in and for said County and State, on this day personally appeared Richard G. Boren

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 25 day of September, 1984.

NOTARY SEAL

Sue Stoker
Sue Stoker 12-15-84

*R. J. Boren
1603 Prairie Walk
Houston, Texas 77011*

7.00 pd

FILED OCT 8 1984

4:20 P.M.

Jaye Sawyer

COUNTY CLERK
BASTROP COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BASTROP

I hereby certify that this instrument was FILED on the date and time stamped herein by me, and was duly RECORDED, in the Volume and Page of the named RECORDS of Bastrop County, Texas, as Stamped hereon by me on

OCT 11 1984



Jaye Sawyer
COUNTY CLERK
BASTROP COUNTY, TEXAS

RECORDED
COMPIRED

THE INVALIDITY, ABANDONMENT OR WAIVER OF ANY OF THE RIGHTS OR INTERESTS OF ANY PARTY TO THIS INSTRUMENT SHALL NOT BE AFFECTED BY THE FAILURE OF ANY PARTY TO THIS INSTRUMENT TO COMPLY WITH ANY OF THE PROVISIONS OF THIS INSTRUMENT.

STATE OF TEXAS

Sue Stoker
Notary Public in and for Harris Co.
The State of Texas 12-15-84