

THE STATE OF TEXAS)

KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS NOV 24-75 1650 * 3.50

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1-22-5405

That NORTH SHIELDS, INC., a Texas Corporation, acting herein by and through its duly authorized officer of Travis County, Texas, being the owner of certain lots in NORTH SHIELDS, Section One (1), a subdivision in Travis County, Texas, according to the map or plat of record in Volume 66, Page 89, Plat Records of Travis County, Texas, hereby imposes the following covenants, conditions and restrictions:

1. All said lots in said subdivision shall be used and occupied for residential purposes only, and none of said lots, or any part thereof, shall ever be used for a business or commercial purpose or for carrying on any trade or profession.
2. Only one single family dwelling not to exceed two stories in height shall be erected or permitted to remain on any of said lots. Each house must have an attached, enclosed double garage.
3. No residence erected on any of said lots shall have a ground floor living area of less than 1350 square feet, exclusive of garages and porches, and the bottom story of each residence must have outside walls of at least seventy-five (75%) percent masonry, provided that the outside walls of the second story of any residence may be all frame.
4. Building locations on said lots shall conform to the general plans and scheme established for the subdivision and approved by the undersigned or their designated agent.
5. No structure of a temporary character, trailer, mobile home, basement, tent, shack, garage, barn or other outbuildings of any nature shall be erected, placed or permitted to remain on any of said lots. No existing building or structure shall ever be moved onto any of said lots.
6. No fence, wall or hedge of any type shall ever be built or maintained closer to any street than that part of the residence

on said lot facing that street.

7. No animals, livestock or poultry of any kind shall be raised, bred, kept or permitted to remain on any of said lots, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose. 1-22-5406

8. No corner lot may be resubdivided or used so as to permit an additional dwelling to face on a side street.

9. None of said lots shall ever be used, kept or maintained as a dumping ground for rubbish, trash, garbage or other waste, and same shall not be kept on said property except in sanitary containers.

10. No building shall be erected on any of the lots in said subdivision, nor shall any existing structure be altered, until the building plans and specifications therefor and a plot plan have been submitted to and approved in writing by NORTH SHIELDS, INC. or its successors or assigns, or a representative or representatives designated in writing by said corporation or its successors or assigns.

11. These covenants, conditions and restrictions shall be deemed running with the land and shall be binding on NORTH SHIELDS, INC. and all persons claiming under it for a period of thirty (30) years from the date hereof, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots in said subdivision shall be recorded in the deed records of Travis County, Texas, at any time prior thereto agreeing to change said covenants, conditions and restrictions, in whole or in part.

12. If any person or persons shall violate or attempt to violate these covenants, conditions and restrictions, or any of them, it shall be lawful for any person owning any interest in any of the lots in said subdivision, including a mortgage interest, to prosecute proceedings at law or in equity against the person or persons vio-

lating or attempting to violate any such covenant, condition or restriction, either to prevent or to correct such violation, and to recover damages or other relief for such violation.

1-22-5407

13. If any of the foregoing covenants, conditions and restrictions shall be invalidated by any judgment or other court order, the remaining covenants, conditions and restrictions shall not be affected thereby and they shall remain in full force and effect.

IN TESTIMONY WHEREOF, witness the hand and seal of the undersigned, this the 24th day of November, 1975.

NORTH SHIELDS, INC.

(NO SEAL)

By: Glenn Neans
GLENN NEANS President

THE STATE OF TEXAS)

COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally appeared GLENN NEANS, President of NORTH SHIELDS, INC., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said NORTH SHIELDS, INC., and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of November, 1975.

NOTARY SEAL

Samuel J. Watson
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the date and at the time stated hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as Stamped hereon by me, on

NOV 24 1975



Louis Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED
Nov 24 3 50 PM '75
Louis Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

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