

RESTRICTIONS

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I
I 2234
I KNOW ALL MEN BY THESE PRESENTS:
I

THAT, Reata Trails, Inc., a Texas corporation, acting by and through its duly authorized officer, the sole owner of all lots in Reata Trails, Unit One, a subdivision in Williamson County, Texas, according to the map or plat of said subdivision recorded in Cabinet C, Slide 368 of the Williamson County Plat Records, to which map or plat and its record reference is here made for further description, being a subdivision of 78.99 acres, more or less, out of the David Wright Survey, Abstract No. 13 in Williamson County, Texas, in consideration of the mutual benefits which will accrue to the owners of lots in said subdivision, hereby adopts the following restrictions for the development of said subdivision, which restrictions will be binding upon Reata Trails, Inc. and each respective successor in title to each lot in Reata Trails, Unit One:

1. All lots in said subdivision shall be used for residential purposes only and no part of same shall ever be used for any business or commercial purpose or for carrying on a trade or profession, except Lots Nine (9) through Twelve (12), Block M.
2. No lot shall be divided or resubdivided or cut into smaller parcels or tracts for the purpose of creating additional lots. Only one single family dwelling shall be erected on any lot and any minor adjustments in the location of boundary lines between lots by owners thereof must be approved in writing by the Architectural Control Committee hereinafter named.
3. The residence constructed on the subject property shall have a living area of not less than one thousand two hundred square feet (1,200 sq. ft.) exclusive of garages, carports and porches, and all first floor front and side construction facing streets shall be primarily of brick, stone or masonry. Such single family dwelling shall not exceed two (2) stories in height and if such structure includes a carport, the carport shall not face toward or be open toward the front of the lot.
4. Any detached building, garage, carport, shed or structure or addition to the first residence must be of all new materials and must be of equal construction and architectural design as the residence. Any variation from this restriction must have prior written approval of the Architectural Control Committee.
5. No buildings or structures of any nature shall be located closer to any property line which abuts a street than the set back lines shown on the recorded plat, nor closer than seven feet (7 ft.) to any side or back property line. Variations from these requirements may be granted in individual cases where tract size or topography make these requirements impractical but any such variation must have the prior written approval of the Architectural Control Committee. The term "buildings" or "structures" as used in this paragraph does not include a roof overhang, and it is permissible for such a roof overhang to be constructed nearer to the property line than the building set back line shown on the recorded plat.

6. Any dwelling or other structure commenced on the subject property shall be completed with reasonable diligence and in all events shall be completed as to its exterior within six (6) months from the commencement of construction. No building material of any kind shall be placed or stored on the subject property until the owner is ready to commence construction.

7. All residences shall be constructed with a driveway of either concrete or asphalt, at least ten feet (10 ft.) in width running from the street to the improvements.

8. No trailer, trailer house, mobile home, camper, prefabricated house, basement, tent, shack, garage, garage apartment or servants quarters shall ever be used as dwelling, temporary or permanent, nor shall any of such vehicles be stored or parked on the property without first having the prior written consent of the Architectural Control Committee. This restriction shall not prohibit the use of temporary buildings or structures for construction offices while construction is actually in progress.

9. The residence and other buildings must be kept in good state of repair and must be painted when necessary to preserve the attractiveness thereof.

10. No part of the property shall ever be used for outside, unenclosed storage of any nature or be used or maintained as dumping ground for rubbish or debris or junk. Trash, garbage and other waste shall not be permitted except in sanitary containers. All incinerators or cans or other equipment for storage or disposal of such materials shall be kept in a clean and sanitary condition and behind tract improvements so that they are not readily visible from the street. The property shall be kept free and clear of weeds and tall grass such as will be in keeping with the other property in development at a particular time. Cars or other vehicles may not be stored on the subject property nor shall any car or vehicles that are not in running condition and readily used be allowed to remain on the subject property for more than one (1) week. No repairing of motor vehicles shall be permitted on the subject property.

11. No animals, livestock or poultry of any kind shall be raised or kept on the premises except those that can be classified as household pets and none can be kept, bred, or maintained for commercial purposes, except that, subject to the prior written approval of the Architectural Control Committee, a limited number of livestock may be kept for personal pleasure or hobby, the variety and number of which shall be at the sole and exclusive discretion of the Architectural Control Committee. No barn or other structure for housing such livestock shall be erected without the express permission of the Architectural Control Committee first being obtained. If such permission is ever granted, the committee shall also pass upon the size, type of construction, and location on the subject property of the proposed structure.

12. No fence of barbed wire may be erected. No fence or wall may be permitted in front or side of the residence erected on the lot nearer any street line than the building set back lines shown on the recorded plat or higher than six feet (6') unless the Architectural Control Committee, in its discretion, approves such fence or wall in writing prior to its erection.

13. An easement five feet (5 ft.) in width adjacent to the side property line and an easement of ten feet (10 ft.) adjacent to the rear property line of the subject property is expressly reserved for the purposes of constructing and maintaining conduits, telephones, electric light poles, towers and other equipment to supply any public or private utility services. If any resubdivision of the subject property is ever permitted by the Architectural Control Committee, the creation of adequate utility easements will likewise be prerequisite to the approval of any such resubdivision.

14. All buildings shall be equipped with approved sanitary plumbing fixtures and plumbing installation meeting the requirements of the National Plumbing Code and shall be connected to the public sewage system.

15. Except as hereinafter provided, 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 quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. Where the construction plans and specifications and the plan showing the location of the structure have been approved by the Veterans Administration, submission and approval to the Architectural Control Committee will not be required.

16. Any radio and/or television antenna erected on any lot shall not extend more than fifteen feet (15') above the highest part of the roof of the dwelling located on such lot, shall not be located on the front part of the dwelling, and shall not be located at a distance from any lot line which is less than the length of its base to its highest point.

17. No building shall be constructed on the property until provisions have been made for drainage of surface water to off site without draining across adjacent property. Drainage shall be into the street or road area or into natural drainage areas.

18. The Architectural Control Committee is composed of Bobby G. Stanton, James B. Coffman and Phil Mockford. A majority of the committee may designate a representative of the committee to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant.

19. The Architectural Control Committee's approval or disapproval, as required in these covenants, shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the constructions has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

20. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

21. Invalidation of any one of these covenants by judgment or a court order shall in nowise affect any of the other provisions, which shall remain in full force and effect.

EXECUTED this the 2ND day of February, 1978.

REATA TRAILS, INC.

By: Mark A. Rydel
Mark A. Rydel, President

THE STATE OF TEXAS

X

COUNTY OF WILLIAMSON

X

BEFORE ME, the undersigned authority, on this day personally appeared Mark A. Rydel, President of Reata Trails, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same as the act of the said corporation, and for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2nd day of February, 1978.

Mary Morgan
Notary Public in and for Williamson County, Texas

THE STATE OF TEXAS
County of Williamson

I, Dick Cervenka, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing with its certificate of authentication, was filed for record in my office on the 3rd day of Feb. A. D. 1978 at 9:30 o'clock AM, and duly recorded this the 3rd day of Feb. A. D. 1978 at 1:20 o'clock P.M. in the

Deed Records of said County, in Vol. 698 pp. 477

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By *Allen Whitehead* Deputy

DICK CERVENKA, CLERK,
County Court, Williamson County, Texas

Reata Trails Unit One

LINEAR FEET OF STREET 15,570 FT.

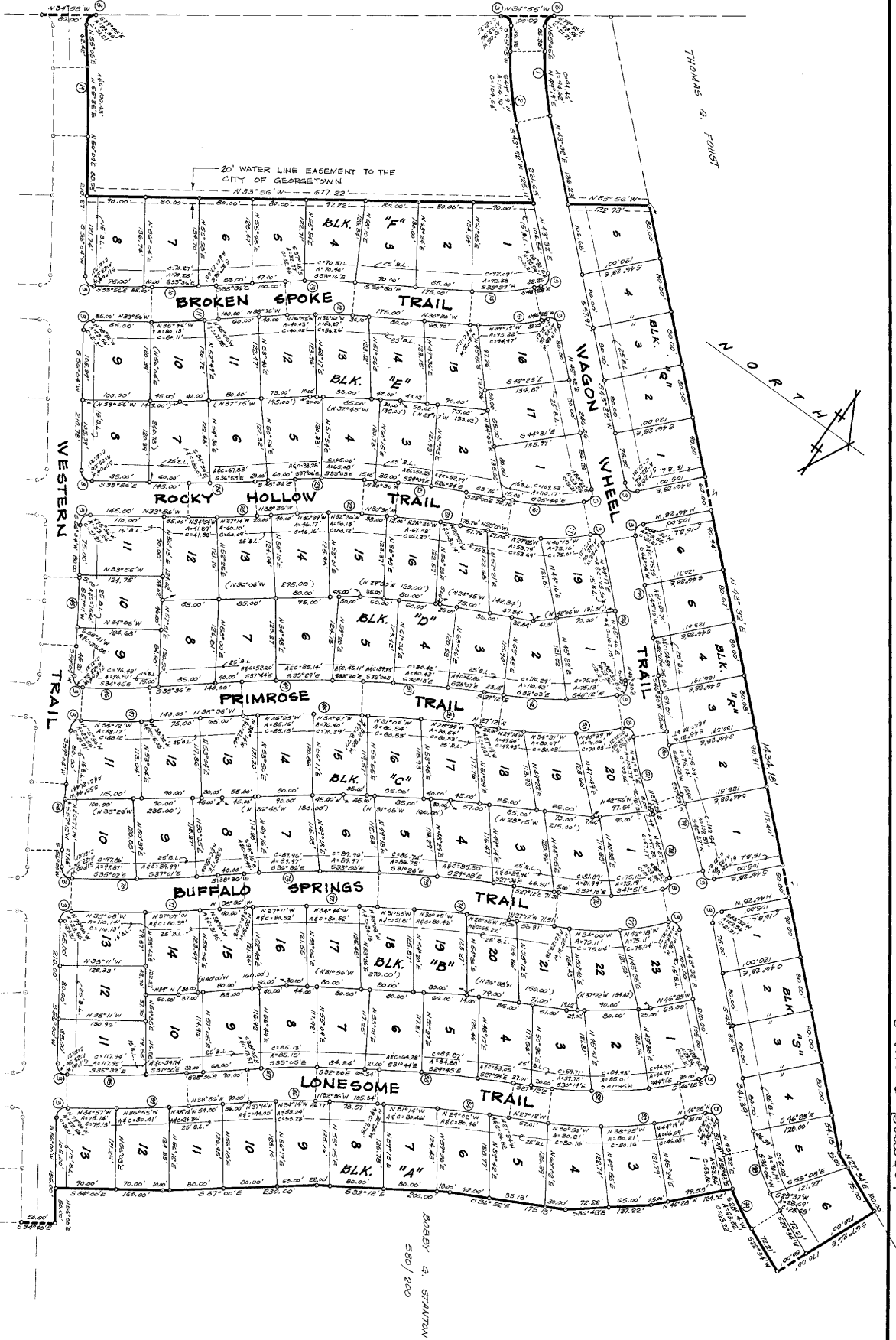
OWNER:
REATA TRAILS, INC.

Stegert & Bigzell, Inc. - Consulting Engineers
Georgetown, Texas

JUNE 9, 1977

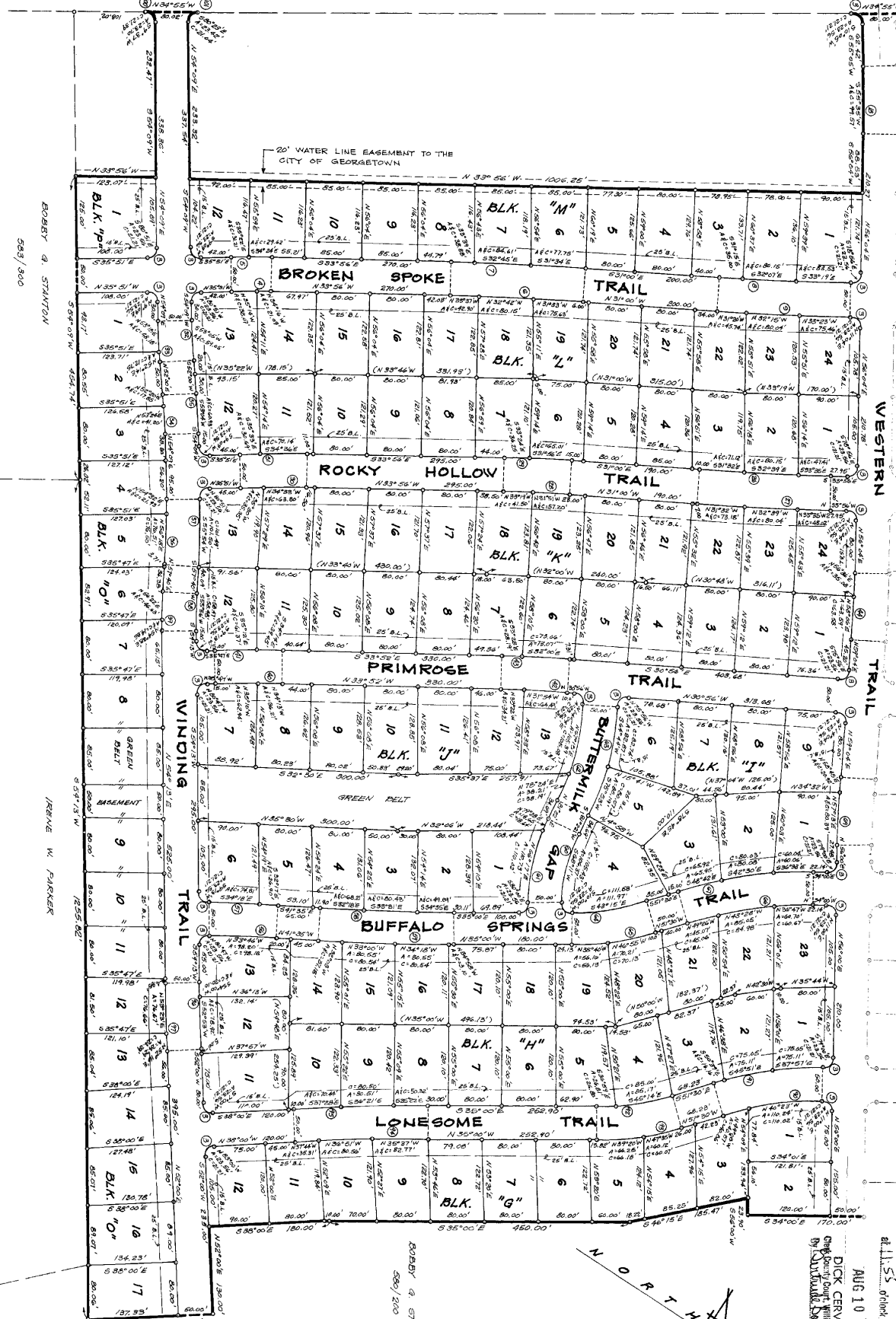
JOB NO. 2484

SHEET 2 OF 3



F. M. 2338

Reata Trails Unit One



682 FILED FOR RECORD
 at 11:55 a.m. on
 AUG 10 1977
 DICK CARVEN, A
 Civil Engineer, with
 By: [Signature]



OWNER:
 REATA TRAILS, INC.

Stegert & Biggell, Inc. - Consulting Engineers
 Georgetown, Texas

Reata Trails Unit One

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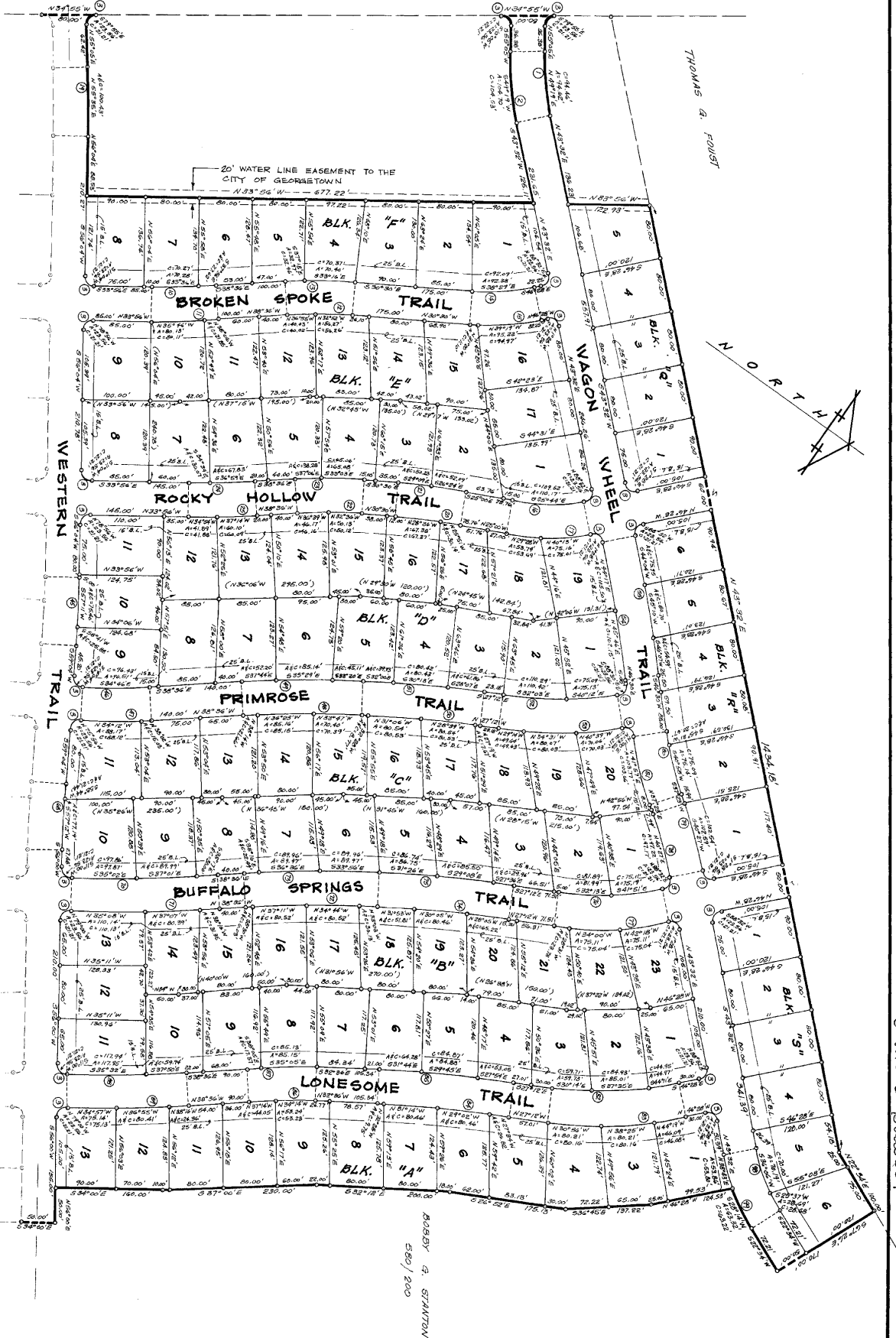
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SHEET 2 OF 3



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