



3.

No building shall be placed nearer to the front lot line or nearer to the side street than the building setback lines shown on the recorded plat. No building erected upon a residential building plot, except a detached garage located seventy (70) feet or more from the front lot line, shall be located nearer than five (5) feet to any inside lot line.

4.

No lot shall be resubdivided into, nor shall any dwelling be erected or placed on, any building plot having an area of less than seven thousand (7000) square feet or a width of less than fifty-five (55) feet at the front building set back line shown on the recorded plat.

5.

No noxious or offensive trade or activity shall be carried on upon any residential building plot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

6.

No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

7.

The living area of any main residence building exclusive of porches, garages, storage rooms, and/or servants quarters shall not be less than one thousand six hundred (1600) square feet of usable floor space.

8.

Exterior walls of all main residential buildings shall be constructed with not less than sixty per cent (60%) masonry veneer. In computing this percentage, all gables, windows, and door openings shall be excluded from the required area. Masonry used in one (1) wall of an attached garage may be included in calculation of the masonry used.

9.

The methods and materials used in all residential construction shall conform to the Blue Seal Standards of the Houston Home Builders Association.10.

10.

No fence of any description shall be located nearer to the front line of any lot than the building setback line shown on the recorded plat. No fence shall have a height in excess of six feet (6'0") unless approved by the Architectural Control Committee.

11.

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

12.

No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five 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.

13.

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

14.

Easements for public utility installation and maintenance as shown on the recorded plat and contained in the dedication thereof, are hereby reserved.

15.

If the parties hereto, of any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceedings 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. However, the undersigned owners of the subdivision, their heirs, successors or assigns, shall be under no obligation to enforce these restrictions or any modification thereof.

16.

Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

###