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THE STATE OF TEXAS I
COUNTY OF HARRIS I

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WHEREAS, MANLEY DIVERSIFIED SERVICES, INC., HORACE HUNTER NORMAN, TRUSTEE, and K.S.P. BUILDING CORPORATION, hereinafter referred to and identified as "Owners", are the owners of the following described property situated in WESTBURY SECTION 5, a subdivision in Harris County, Texas, as per the plat thereof filed in the Map Records of Harris County, Texas, under County Clerk's File No. 158438:

- Lots One (1) through and including Thirty (30), in Block One Hundred Fifty Five (155);
- Lots One (1) through and including Thirty (30), in Block One Hundred Fifty Eight (158);
- Lots One (1) through and including Thirty (30), in Block One Hundred Fifty Nine (159);
- Lots One (1) through and including Thirty (30), in Block One Hundred Sixty (160);
- Lots Ten (10) through and including Thirty (30) and the North Forty Eight (48) Feet of Lots Thirty One (31), in Block One Hundred Sixty One (161);

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WHEREAS, it is deemed to be to the best interest of the above described owners and of the persons who may purchase any of the lots described above that there be established and maintained a uniform plan for the improvement and development of the lots above described as a highly restricted and modern subdivision,

NOW, THEREFORE, WE, the OWNERS, do hereby adopt the following covenants and RESTRICTIONS, which shall be taken and deemed as covenants in run with the land and shall be binding on Owners and all persons acquiring title under them until May 15, 1987, at which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years each unless and until by duly recorded instrument signed by a majority of owners of said lots, it is agreed to change said covenants, conditions and restrictions, in whole or in part.

If Owners, or any of their successors 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 of the real property described above to prosecute any proceedings at law or in equity against any person or persons violating or attempting to violate any such covenant and either to prevent him or them from doing so or to recover damages or other dues for such violation.

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

(a) No lot shall be used except for residential purposes. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and a private garage, either attached or detached to the dwelling, for not more than two cars.

(b) No building shall be erected, placed or altered on any building plot in the land above described until the building plans, specifications, and plot plan showing the external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by H M. Hawley, John Pichitino, or Horace Hunter Norman, or by a representative appointed by any of them. The duties and powers of the above individuals and their designated representatives, shall cease on and after ten years from date. Thereafter, the approval

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described in this covenant shall not be required unless, prior to such date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lot covered hereby and duly recorded appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

(c) No building, structure, fence or obstruction of any kind shall be located nearer to the front lot line or nearer to the side street than the building setback lines shown on the recorded plat. In any event, no building, structure, fence or obstruction of any kind shall be located on any residential plot nearer than 25 feet to the front lot line, nor nearer than 10 feet to any side street line. No building, except a detached garage or other outbuilding located 70 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line of any lot covered hereby. No main residential building shall be located nearer than 15 feet to the rear lot line, to the end and with the purpose that the minimum distance from the main building to rear lot line shall be 15 feet, and the sum of the side yards for dwellings two stories in height shall be not less than 10 feet. No residence shall be constructed and completed unless contemporaneously therewith there is built across the entire front width of the lot a sidewalk 4 feet in width and separated from the street curb by a planting area 6 feet in width, said sidewalk to be constructed of 2500 pound per square inch compression strength concrete 4 inches thick, the edge of the sidewalk nearer the street curb to be 1-1/2 inches higher than the street curb, and the edge of the sidewalk farthest from the curb on the street to be 2-1/2 inches higher than the street curb. The individuals or their representatives set out in Paragraph (b) hereof may require the owner of any vacant lot to build, install, and complete sidewalks on such vacant lot pursuant to the above and each such owner shall be required so to do immediately upon receipt of notice in writing from such committee.

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(d) No residential structure shall be erected or placed on any building plot which plot has an area of less than 7,000 square feet or a width of less than 60 feet at the front building setback line.

(e) 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 nuisance to the neighborhood.

(f) No trailer, basement, tent, shack, garage, barn or other outbuilding erected on 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.

(g) No residential structure shall be placed on any of the lots covered hereby unless, if the building is a one-story structure, its living area has a minimum of 1,600 square feet of floor area, exclusive of porches and garages.

No residential structure shall be placed on any lot unless, if the building is a one and a half or two story structure, its ground floor main living area has a minimum of 750 square feet, exclusive of porches and garages and its total living area has a minimum of 1,600 square feet, exclusive of porches and garages.

No residential structure shall be placed on any lot unless not less than 60% of the area of the exterior of such building (exclusive of roof, window and door openings) shall be finished with brick, masonry, Austin stone or comparable material.

(h) Easements for installation and maintenance of utility and drainage facilities are reserved as shown on the recorded plat.

(i) Outside toilets are strictly prohibited.

(j) 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 purpose.

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(VOL 4749 PAGE 514

070-18-1120

(k) Bridges constructed over property line ditches shall be of concrete pipe and of a size not less than 18 inches, or of a greater size should ditches be of a depth to require same in order that drainage will not be retarded.

(l) No sign of any kind shall be displayed to the public view by realtors, brokers or individuals or any person, partnership or corporation except one sign of not more than 5 square feet, advertising the property for sale or rent, but this restriction shall not apply to any builder or general contractor or developer during the construction period of and sales period of any home providing the builder or general contractor is authorized in writing by any of the individuals or representatives set out in Paragraph (b) to display a larger sign than 5 square feet, and any sign so displayed larger than 5 square feet shall be first approved by any of the individuals or representatives set out in Paragraph (b).

(m) 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 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.

(n) No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or 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.

(o) No fence, wall, hedge or shrub plantings which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street property lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. Where the edge of a driveway is located within 10 feet of the common side lot line between two lots, no fence, wall, hedge or shrub plantings which obstruct sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted on either of such two adjoining lots within the triangular areas on each of said lots formed by the said common side lot line, the street line of each said lot and a line on each of said lots connecting them at points 25 feet from the intersection of the street lines with said side lot line. No tree shall be permitted to remain within any of the aforementioned triangular areas unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. In the event of any conflict between the provisions of this subparagraph (o) with the provisions of subparagraph (c) above, it is expressly provided that subparagraph (c) shall control.

(p) Down spouts and other disposal of rain and surface waters shall never be connected into sanitary sewer lines.

(q) No residence shall be constructed and completed on any lot unless contemporaneously therewith, and at least prior to the time the same is occupied, two 2-inch Elm or Ash trees be planted in front of the lot, midway between the sidewalk and the curb, said two trees to be at least 25 feet apart, and neither closer than 12 feet to a side lot line.

(r) No residence shall be constructed and completed unless contemporaneously therewith the area from the curb to the sidewalk and from the sidewalk to the property line is sprigged with St. Augustine grass.

EXECUTED this 15th day of May, 1962.

ATTEST:

Agnes H. Hudson
Secretary

MANLEY DIVERSIFIED SERVICES, INC. 3 on

By Tom O. Hudson Jr.
President

HORACE HUNTER NORMAN, TRUSTEE

By Horace Hunter Norman

140
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