

James O. Reed & Matilda M. Reed

Filed 1/15/53

Recorded Book 87 Page 53-6

Office County Clerk, Galveston County.

ST. OF TEX.
CO. OF GALV.

WHEREAS, JAMES O. REED & MATILDA M. REED are owners of follow. descr.
Lots, tr. & parcels of land in GCT to-wit:
sd. Bayou Oaks being a S/D of land descr. as follows: 7.356 ac. out of
Blks. #162 & 179 Addn. D to town of Dickinson, GCT accdg. to map in 155/10
rec. of GCT & sd. 7.356 ac. tr. descr. to-wit: Beginn. at intersec. of
S-wly. line of sd. blk. 162 with Sly. R/W line of St. Farm Rd. #517, sd.
pt. being 42.6' from most Wly. cor. of sd. Blk. 162; thence from sd. Beginn.
pt. N 51 deg. 09' E along sd. R/W line a dist. of 370'; thence S 39 deg. 08'
E parallel & 370' perpendicularly dist. of 943.2' more or less, to Nly. bank
& SW line of sd. Blk. 179 a total dist. of 943.2' more or less, to Nly. bank
of Dickinson Bayou; thence in a Wly. direct. along sd. Bayou to sd. SW line
of blk. #179; & thence N 39 deg. 08' W along sd. SW line of sd. Blks. 179 &
162 a total dist. of 818' more or less, to place of Beginn.; plat of sd. S/D
rec. in 254-A/67 rec. of GCT; and

WHEREAS, aforesd. owners are desirous of restr. sd. resp. lds as
hereinaft. set forth;

NOW, THEREFORE, we, James O. Reed & Matilda M. Reed in cons. of prem
do hereby establish & impose follow. restr. & prov. upon ea. of lots com-
posing sd. Bayou Oaks, which restr. shall be for benefit of ea. & evy. lot
in sd. S/D & owners thereof resp. & shall constitute cov. running with land
& shall inure to benefit of owners herein, their heirs, succ. & assigns &
to ea. & evy. purchaser of lots within sd. S/D to-wit:

1) These cov. are to run with land & shall be binding on all parties
& all persons claiming und. them until 1/1/85 at which time sd. cov. shall
be automatically extended for succ. periods of 10 yrs. unless an inst.
signed by a majority of then prop. owners of lots has been rec., agreeing to
change sd. cov. in whole or in part.

2) If parties hereto, or any of them, or their heirs or assigns, sh
violate or attempt to violate any of cov. herein it shall be lawful for an
person or persons owning any real prop. sit. in sd. development or S/D to
prosecute any proceedings at law or in equity against person or persons vi
lating or attempting to violate any such cov. & with to prevent him or
them from so doing or to recov. damages or oth. dues for such viol.

3) Invalidity of any one of these cov. by judgment or court ord.
shall in no wise affect any of oth. prov. which shall remain in full force
& effect.

4) All lots in tr. shall be used for residential purposes only.
5) On ea. lot no structure shall be erected, altered, or placed
oth. than one detached single family dwelling not to exceed 1 1/2 stories in
height & a private garage for not more than 2 cars, except that on ea. of
Bayou fronting lots (115, 116 & 117) there may be erected one single fami
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dwelling not to exceed 2 stories in height & in addn. to a 1 story guest house may be built aft. complet. of main house, sd. guest house not to exceed 700 sq. ft. in living area; also, on lots 115, 116 & 117 private garage will not be limited to two car capacity. Guest house, howev. shall never be used for rental purposes.

6) No bldg. shall be erected, placed or altered on any bldg. plot in this S/D until bldg. plans, specif. & plot plan showing locat. of such bldg. shall have been approved in writing as to conformity & harmony of external design with existing structures in S/D, & as to locat. of bldg with resp. to topography & finished ground elevation by a committee composed of W.G. Hall, Mrs. Ernest Thomas & J.D. Reed or by a representative design. by a majority of members of sd. committee. In event of death or resign. of any member of sd. committee, remain. member or members shall appoint a new member or members. In event sd. committee, or its design. representative, fails to approv. or disapprove such design & locat. within 30 days aft. sd. plans & specif. have been submitted to it, or in any event if no suit to enjoin erection of such bldg. or the making of such alterations has been commenced prior to completion of such erection or alteration, such approval shall not be required & this cov. shall be deemed to have been fully complied with. Neith. members of such committee nor their design. representative shall be entitled to any compensation for services performed pursuant to this cov. At any time, the then rec. owners of a majority of lots shall have pow. through a duly rec. written inst. to change membership of committee or to withdraw from committee or restore to it any of its pow. & duties.

7) No bldg. shall be constructed on any lots nearer than 40' to front prop. line of sd. lot or nearer than 7 1/2' to eith. side prop. line of sd. lot on bldg. site. This restr. howev., does not extend to steps but does apply to bldg. proper and/or to any porches or galleries thereon.

(8) No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to neighborhood. The keeping of cows, horses, sheep, goats, hogs or poultry is expressly forbidden.

9) No trailer, basement, tent, shack, garage, barn or oth. outbldg. erected on tr. 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.

10) The ground floor area of main structure, exclusive of a 1-story open porches & garages, shall be not less than 1,050 sq. ft. in case of a one-story structure nor less than 875 sq. ft. in ground area in case of a 1 1/2 story or 2-story structure. This paragraph shall not apply to guest houses permitted in Bayou Lots 115, 116 & 117.

11) Easements are reserv. as shown on rec. plat for installation & maintenance of utilities & drainage facilities. All utility poles & lines shall be placed in easements as shown on S/D plat. Underground utility lines may be placed in the dedicated streets. All gas meters shall be located b. of front bldg. lines.

12) No outside clothes lines shall be erected or used except umbrella type tryers or straight line bracket dryers of not more than 30' betw. brackets. No fences shall be erected or placed on lots betw. front prop. line

restr. to "dip" type constr. set-back line shall be of 4" minimum thickness & 8' minimum width. This restr. shall not apply to lots fronting directly on rd. circle or turn-around where pipe culverts of approved size will be permitted.

14) No dwelling shall be erected or placed on any lot having a width of less than 44.8' at the minimum bldg. setback line nor shall any dwelling be erected or placed on any lot having an area of less than 13,100 sq. ft., except that a ~~nd~~ dwelling may be erected or placed on lots #113 & 114 as shown on rec. plat.

15) No sign of any kind shall be displayed to public view on any lot except one professional sign of not more than 1 sq. ft., one sign of not more than 5 sq. ft. advertising prop. for sale or rent, or signs used by a builder to advertise prop. ~~xxxx~~ during constr. & sales period.

Exec. this 1/15/53.

James O. Reed
Matilda M. Reed

ACK. TAKEN: 1/15/53 by L.L.Lowery, NPGCT (Seal)