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VOL 722 : 501

DECLARATIONS OF COVENANTS,
CONDITIONS AND RESTRICTIONS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF KERR

That, CENTRAL HILL COUNTRY INVESTMENT COMPANY, INC., being the owner of all the following described property and being all of a certain tract or parcel of land comprising approximately ____ acres out of S.G. Jackson Survey No. 2, Abstract No. 1488 and ____ acres out of Socorro Farming Co. Survey No. 7, Abstract No. 315, both surveys in Kerr County, Texas;

And said owners do hereby adopt and establish the following restrictions, reservations, covenants, and easements to apply uniformly to occupancy, use and conveyance of all such property located in Kerr County Texas.

1. No swine shall be allowed unless 4H or FFA project.
2. No automobile, truck, trailer or other vehicles shall be abandoned on this property, if visible from a public road; (4) No dumping or placing of unsightly objects of any kind shall be allowed.
3. Any sewage disposal system constructed shall be built in compliance with governmental units having jurisdiction in such matters.
4. No more than one family may permanently reside on each tract of land unless such second family has built a permanent residence (such permanent residence may not be a mobile home, trailer, or any portable type building) of at least 1,000 square feet (under roof) and on a separate septic system.
5. No tract shall be divided or subdivided into a tract or tracts of less than 25 acres.

These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of ten (10) years from the date these restrictions are recorded after which time these covenants and restrictions shall be automatically extended for successive periods of five (5) years unless an instrument signed by the then owners of a majority of the

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tracts has been recorded agreeing to change said restrictive covenants in whole or in part.

EXECUTED this 6th day of December, 1993.

CENTRAL HILL COUNTRY INVESTMENT
COMPANY, INC.

By: Patrick T. Conroy
PATRICK T. CONROY, President

STATE OF TEXAS

COUNTY OF KERR

This instrument was acknowledged before me on the 6th day of
December, 1993, by PATRICK T. CONROY, President of CENTRAL HILL
COUNTRY INVESTMENT COMPANY, INC.



Brenda G. Herra
Notary Public, State of Texas

RECORDER'S NOTE
AT TIME OF RECORDATION INSTRUMENT FOUND
TO BE INADEQUATE FOR BEST PHOTOGRAPHIC
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FILED FOR RECORD
at...#... o'clock... P...M

DEC 7 1993

PATRICIA DYE
Clerk County Court, Kerr County, Texas
720 Main St., P.O. Box 401, Kerrville, Texas

Provisions herein which restrict the sale, rental or use of the described
property because of color or race is invalid and unenforceable under Federal Law.
(STATE OF TEXAS)
COUNTY OF KERR
I hereby certify that this instrument was FILED in File Number Sequence
to add this instrument to the public record and was duly RECORDED in the
Public Records of the County of Kerr County, Texas on

RECORD Real Property
VOL. 722 PG. 401

DEC -7 1993

RECORDING DATE

DEC -7 1993



Patricia Dye
COUNTY CLERK, KERR COUNTY, TEXAS



Patricia Dye
COUNTY CLERK, KERR COUNTY

✓
Filed By and Returned To: Nagle + Nagle
820 Main St. Suite 205
Kerrville, TX 78028