

DEED RESTRICTIONS FOR INLAND HEIGHTS ADDITION

VAN ZANDT COUNTY, TEXAS

The following covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2000, at which time said covenants shall be automatically extended for successive periods of ten years, unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or part.

- 1- The said property shall be used for residence purposes only and no part thereof shall be used for business purposes. No other structure whatever, other than a first-class private residence with the customary outbuildings, garages and servants houses, shall be erected, placed or permitted on said property or any part thereof, without the written consent of the Developer or his assigns. Tents, mobile homes and moved-in buildings are expressly prohibited.
- 2- The lots may be further subdivided but each residence must have a minimum of two acres of land. ~~Each residence must contain a minimum~~ living area of 1,000 square feet, exclusive of porches, patios, terraces, garages and outbuildings. All structures must be completed within six months from date of commencement of construction.
- 3- Building set-back from property lines shall be:
Front: 35 feet minimum
Side : 25 feet minimum
Rear : 20 feet minimum
- 4- Each habitable structure on the premises shall be equipped with sanitary plumbing and toilet facilities connected to an approved septic system of sufficient size to meet all tests of the State and County.
- 5- No portion of the premises may be used for the storage of junk, abandoned automobiles, rubbish, or any material which might detract from the general appearance and attractiveness of the surroundings.
- 6- There shall be no keeping of hogs, no commercial kennels or poultry operations, and no commercial stables, although property owner may keep stables in conjunction with his property if the same are maintained in a clean, orderly and sanitary manner.

Invalidation of any one of these covenants by judgement or court order shall in no wise effect any of the other provisions which shall remain in full force and effect. It is further agreed and stipulated that the breach of any of the foregoing conditions and covenants within the original period of these covenants up to and including January 1, 2000 shall not affect any mortgage, or other lien, which in good faith at that time may be existing upon said property or any improvements thereon.

6-21-79

William E. Reisel

Thom A. Miller
TRUSTEE

6-21-79

Christina M. Miller