

Resto
V331185

DECLARATION OF

COVENANTS, CONDITIONS AND RESTRICTIONS

5625
A
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

10/01/01 300623547 V331185

\$56.25

THIS DECLARATION is made on the date hereinafter set forth by the owners of those certain tracts of land subdivided from that certain 45.1654 acre tract of land being out of the southeast portion of a tract of 168.8 acres in the W.C.R.R. Company Survey No. 23, Block 2, Abstract 896, Houston, Harris County, Texas being fully described in Deed dated January 6, 1947, recorded in Volume 1565, Pages, 410-414 of the Deed Records of Harris County, Texas, said owners referred to hereinafter collectively as "Owners" and said tracts hereinafter referred to collectively as the "Property". *per*

WHEREAS, Owners desire to restrict the Property as a residential subdivision and to provide and adopt a uniform plan for its future development, improvement and sale.

THEREFORE, Owners hereby declare that the Property shall be developed, improved, sold, used and enjoyed in accordance with, and subject to the following restrictions set forth which are hereby adopted for, and placed upon the Property and shall run with the Property and be binding on all parties, now and at anytime hereinafter, having or claiming any right, title or interest in the Property or any part thereof, their heirs, executors, administrators, successors and assigns, regardless of the source of, or the manner in which any such right, title or interest is or may be acquired, and shall inure to the benefit of any future owner or owners of the Property.

RETURN TO: GLENN D. HANSEN
2903 DEEDS RD.
HOUSTON, TX 77034

1. The Property shall be used primarily for residential purposes, and no residential structure of less than 1,000 square feet of ground floor area (exclusive of garage or carport) shall be erected or placed thereon. Such residential structure shall be of standard finished building materials with at least two coats of standard grade paint on all exterior wood surfaces.
2. No trailer, basement, tent, shack, barn, or other outbuilding shall be used at any time as a residence, either temporarily or permanently, nor shall any structure of a temporary character be used for residence purposes.
3. No outside toilet or cesspool shall be permitted. Prior to occupancy any residence shall be equipped with a septic tank of proper size and properly installed with no less than 200 lineal feet of drain tile. No field line from any septic tank shall be opened into, or connected with, or permitted to drain into, any street, road or drainage ditch or onto any adjoining property.
4. No building or structure of any type shall be erected nearer than fifty (50) feet to the front property line or closer than ten (10) feet to any side or rear property line.
5. No hogs or goats shall be permitted, and no chicken ranch shall be operated or maintained on the Property. No slaughter house of any kind, no feed lot, no garbage dump, no paper mill, no lounge, liquor store, saloon, or other noxious or offensive trade or activity shall be permitted or carried on upon the Property, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood. No sand, gravel or dirt shall be excavated and sold or removed from the Property.
6. Until developed or improved, the Property shall be kept mowed, at regular intervals, at least annually.
7. Violation of any of the foregoing restrictions shall entitle any owner or future owner to prosecute any proceedings at law or in equity against the person or persons violating or threatening to violate a restriction, either to prevent such violation or to recover damages therefor.
8. These covenants shall run with the land and shall be binding upon all parties and all persons claiming under them for a period of fifty (50) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless an instrument signed by a majority of the then owners of the Property agreeing to change or terminate said covenants in whole or in part has been recorded. The terms and provisions of this Declaration of Covenants, Conditions and Restrictions may be amended at any time when an instrument setting forth said changes, and signed by a majority of the then owners of the Property, is placed of record in the Real Property Records of Harris County, Texas.

9. This Declaration of Covenants, Conditions and Restrictions may be executed in any number of counterparts, each of which shall be an original, but such counterparts together shall constitute one and the same instrument.

DATED this the 3RD day of AUGUST, 2000.

Orville E. Deeds
Orville E. Deeds

Carolyn Deeds
Carolyn Deeds

(41)
gon

Phillip Johnson
Phillip Johnson

Tina Johnson
Tina Johnson

Johnny Diaz, Jr.
Johnny Diaz, Jr.

Linda G. Diaz
Linda G. Diaz

Ray A. Hicks
Ray A. Hicks

Sonnarit Lee
Sonnarit Lee

Suzan Lee
Suzan Lee

gon

Robert Templeton
Robert Templeton

Sheila Templeton
Sheila Templeton

Claudia Scoggins Sheppard
Claudia Scoggins Sheppard

Ricardo G. Garcia, Jr.
Ricardo G. Garcia, Jr.

Enedelia Garcia
Enedelia Garcia

544-46-2158

Randall R Richardson
Randall Richardson

Brenda Richardson *for*
Brenda Richardson

Cusick, Inc.

By: _____
Name: _____
Title: _____

Clarence B Swart
Clarence B. Swart

Pamela Swart
Pamela Swart

Robert R. Hodgson
Robert R. Hodgson

Maria M. Hodgson *for*
Maria M. Hodgson

Andrew P. Cline
Andrew P. Cline

Vanessa J. Cline
Vanessa J. Cline

Fredrick L. Ginn
Fredrick L. Ginn

Benjamin W. Beard
Benjamin W. Beard

Conny B. Beard
Conny B. Beard

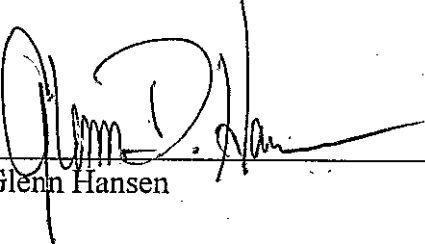
John DeFriend
John DeFriend

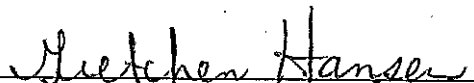
Susan DeFriend *for*
Susan DeFriend

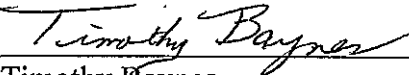
Benjamin W. Beard
Benjamin W. Beard

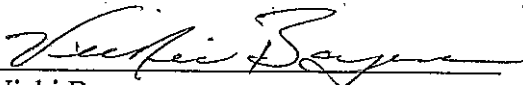
Conny B. Beard
Conny B. Beard

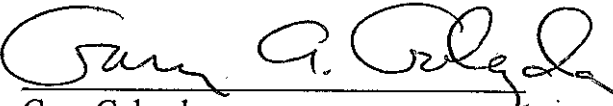
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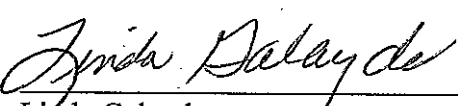

Glenn Hansen


Gretchen Hansen



Timothy Baynes



Vicki Baynes


Gary Galayda

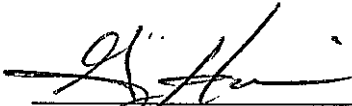

Linda Galayda


880


Linda Galayda


Gary Galayda

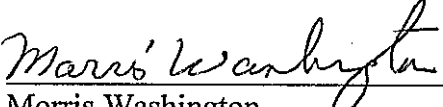
Olive J. Whipple, Jr.


Guy Harrison


Sandra Ckudre

300

Quang B. Nguyen


Morris Washington

54-46-2152

Bruce T. Lapree
Bruce T. Lapree

Christine Lapree
Christine Lapree for

Robert L. Murphy
Robert L. Murphy

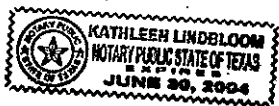
Eileen L. Murphy

THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on this 7th day of August, 2000, by Bruce Lapree.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on this 7th day of August, 2000, by Phillip Johnson.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

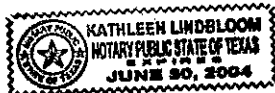
544-46-2153

THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on this 7th day of August,
2000, by Brenda Richardson.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on this 7th day of August,
2000, by Tenna Johnson.



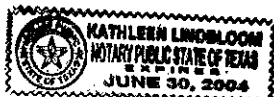
Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on this 7th day of August,
2000, by Randall R. Richardson.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

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COUNTY OF HARRIS

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This instrument was acknowledged before me on this 7th day of August, 2000, by Christine Lapree.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

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COUNTY OF HARRIS

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This instrument was acknowledged before me on this 7th day of August, 2000, by Robert R Hodgson.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

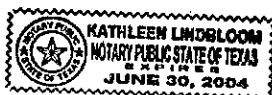
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COUNTY OF HARRIS

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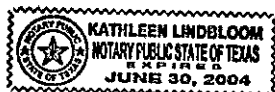
This instrument was acknowledged before me on this 7th day of August, 2000, by Marie M Hodgson.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

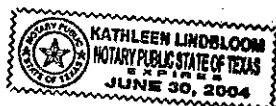
This instrument was acknowledged before me on this 7th day of August, 2000, by Andrew P. Cline.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

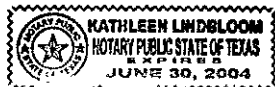
This instrument was acknowledged before me on this 7th day of August, 2000, by Vanessa J. Cline.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 7th day of August, 2000, by Ray A. Hicks.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

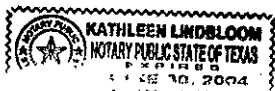
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COUNTY OF HARRIS

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This instrument was acknowledged before me on this 7th day of August, 2000, by Carolyn Deeds.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

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COUNTY OF HARRIS

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This instrument was acknowledged before me on this 7th day of August, 2000, by Orville E. Deeds.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

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COUNTY OF HARRIS

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This instrument was acknowledged before me on this 7th day of August, 2000, by Morris Washington.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

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COUNTY OF HARRIS

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This instrument was acknowledged before me on this 7th day of August, 2000, by Vickie Baynes.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

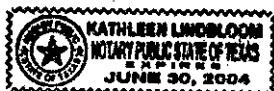
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COUNTY OF HARRIS

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This instrument was acknowledged before me on this 7th day of August, 2000, by Timothy Baynes.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

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COUNTY OF HARRIS

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This instrument was acknowledged before me on this 7th day of August, 2000, by John De Friend the _____, of CUSICK, INC., a Texas corporation, on behalf of said corporation.

Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 7th day of August, 2000, by John De friend.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 8th day of August, 2000, by Robert Templeton.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 8th day of August, 2000, by Susan De friend.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on this 8th day of August, 2000, by Guy Harrison.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on this 8th day of August, 2000, by Sandra Ckudre.



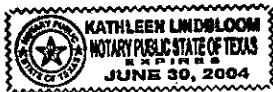
Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on this 8th day of August, 2000, by Gretchen Hansen.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 8th day of August, 2000, by Glenn Hansen.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 9th day of August, 2000, by Robert L. Murphy.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 9th day of August, 2000, by Eileen L. Murphy.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

544-46-2161

THE STATE OF TEXAS

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COUNTY OF HARRIS

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This instrument was acknowledged before me on this 28th day of August, 2000, by Pamela Swant.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

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COUNTY OF HARRIS

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This instrument was acknowledged before me on this 28th day of August, 2000, by Clarence B Swant.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

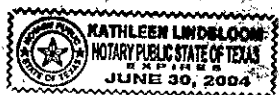
§

COUNTY OF HARRIS

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This instrument was acknowledged before me on this 28th day of August, 2000, by Ricardo G. Garcia, Jr.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on this 28th day of August, 2000, by Enezelia Garcia.



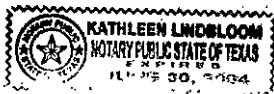
Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on this 28th day of August, 2000, by Linda G. Diaz.



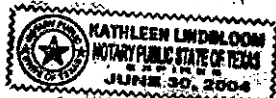
Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on this 28th day of August, 2000, by Johnny Diaz, Jr..

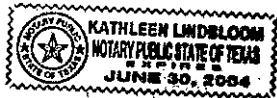


Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

544-46-2169

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 30th day of August, 2000, by Sonnarit Lee.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 30th day of August, 2000, by Suzan Lee.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 2nd day of October, 2000, by Margareta Ginn.

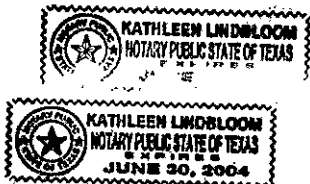


Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

534-46-2164

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

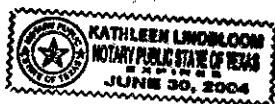
This instrument was acknowledged before me on this 3rd day of August, 2000, by Gary Galayda.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 3rd day of August, 2000, by Linda Galayda.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 3rd day of August, 2000, by Claudia Scoggins Shepherd.



Kathleen Lindbloom
Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this _____ day of _____,
2000, by _____.

Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this _____ day of _____,
2000, by _____.

Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this _____ day of _____,
2000, by _____.

Notary Public in and for the
STATE OF TEXAS

544-46-2166

THE STATE OF TEXAS

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COUNTY OF HARRIS

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This instrument was acknowledged before me on this _____ day of _____, 2000, by _____.

Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

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COUNTY OF HARRIS

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This instrument was acknowledged before me on this _____ day of _____, 2000, by _____.

Notary Public in and for the
STATE OF TEXAS

THE STATE OF TEXAS

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COUNTY OF HARRIS

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This instrument was acknowledged before me on this _____ day of _____, 2000, by _____.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED. In the Official Public Records of Real Property of Harris County, Texas on

OCT - 1 2001



Dorely B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

Notary Public in and for the
STATE OF TEXAS

FILED
2001 OCT - 1 AM 10:58
Dorely B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS