

J199763

062-91-1266

GP: 33830 (133556)

10/21/83 00013178 J199763 \$7.00

RESTRICTIONS OF ALICE ACRES
HARRIS COUNTY, TEXAS

This conveyance is subject to the following restrictive covenants, enforceable either in law or in equity.

1. The conditions and restrictive covenants shall be binding upon the land and the purchasers thereof until 20 years from the date these covenants are recorded.
2. All mobil homes will have skirts (scrubs, lattice, screens, etc.) on sides of home visible to street. No rubbish, brush, junk, or old cars, or anything shall be stored, or left standing on any tract that would offend anyone with normal sensitivity. If written complaints are made (5 or more property owners) Purchaser agrees to remove such items within ten days from date complaint is received.
3. All tracts shall be used for residential purposes only. No tract shall be used or occupied for any vicious or immoral purpose, nor in violation of the laws of the local, State or Federal governments. No animals shall be raised or maintained on the property in such manner or with such lack of care as to cause offensive odors or noises, or so as to otherwise be a nuisance or annoyance to persons of ordinary reasonable sensitivity. Likewise and in addition thereto, no animals shall be raised or maintained for commercial purposes. No hunting or discharge of firearms shall be permitted.
4. No building shall be erected or Mobile Home placed on said property that has not been approved by committee and no residence shall be placed nearer than 50 feet of the roadway, and all outbuildings must not be less than 70 feet from said roadway and shall not be nearer than 6 feet from side lines of property. All building exteriors must be completed within 150 days after foundations are poured. Buildings must be constructed of first class building materials. No mobile home shall be less than 10 feet wide, less than 24 feet long, or more than 3 years old at time of move in without approval of the Planning Committee.
5. It is specifically agreed that tract owners shall not excavate, remove or sell the soil, nor cut, sell or remove timber other than is necessary for residential and associated improvements upon the property and as may be necessary for the reasonable use, upkeep and maintenance of the property which would not in any manner decrease the value of the same and shall at all times maintain such property in conformity with the general plan and scheme of residential development as herein set forth, to the end and purpose that the property herein sold will maintain uniform conservative development. No leaves, brush, timber, debris or trash of any nature shall be permitted to be placed, disposed of or burned within the road right-of-ways.
6. No billboards or other advertising signs of any nature, either commercial or private, shall be erected or maintained, save and except, reasonable "For Sale" or "For Rent" signs pertaining to the sale or rental of the tract or tracts and improvements thereon.
7. At no time shall any tract be subdivided so that less than .3 acres remains in any single tract.
8. Any permanent residences constructed shall be no less than 1000 square feet unless approved by planning committee and all plans must be submitted to planning committee and a permit issued before beginning construction.
9. The function of the planning committee will be handled by the developer until such time as a committee of three residents can assume this responsibility.

062-91-1260

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 19 day of October, A.D. 1983 by John D. Hicks, Vice President, A.B.H. Enterprises, Inc., and in the capacity therein stated.

Mary Springs
NOTARY PUBLIC, STATE OF TEXAS

MARY SPRINGS
My Commission Expires 01-13-84

FILED
1983 OCT 21 PM 4:50
Chas. J. Anderson
COUNTY CLERK
HARRIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in the public records of the State of Texas on the 21st day of October, 1983, at the time stated herein by me and was duly RECORDED in the Official Public Records of said County, Texas on

OCT 21 1983



Quito Anderson
COUNTY CLERK
HARRIS COUNTY, TEXAS

RETURN TO:
COMMONWEALTH LAND TITLE COMPANY
P.O. BOX 538
TOMBALL, TX. 77375