

THE STATE OF TEXAS
 COUNTY OF HOOD

06697

RESTRICTIONS, COVENANTS AND RESERVATIONS OF
COUNTRY MEADOWS

BLOCKS ONE(1) THROUGH NINE(9)

NOW COMES, GARRY Z. LUKER, D/B/A GRANBURY LAND CO. and says that the purpose of this subdivision is to give the maximum suburban outdoor enjoyment in a strictly private environment at a reasonable cost. The following restrictions are placed on this subdivision, not as a hindrance, but for the total improvement of the property and the enhancement of its value;

The use of all lots is hereby restricted as follows:

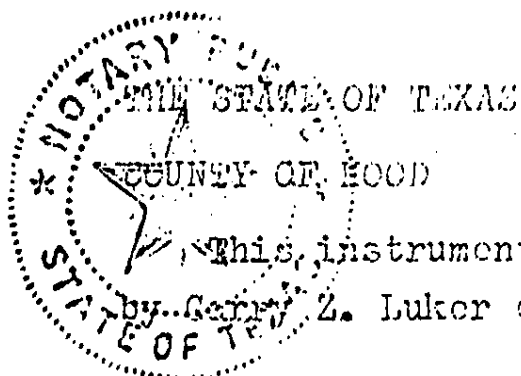
1. Lots 1 through 6, Block 1, Lots 1 through 7, Block 2 and Lot 11, Block 2 are hereby zoned commercial. No multifamily housing will be allowed on any of the above commercial lots. All improvements must be approved in writing by the undersigned before construction begins on all commercial lots. No mobile homes will be allowed.
2. All other lots in Block 1 through Block 9 are zoned for single family residence, no mobile homes will be allowed on these lots.
3. No garage or outbuilding on any lot shall be used as a residence or living quarters, temporarily or otherwise.
- 4a. There shall not be erected or maintained on any lot a residence having a floor area of less than 800 square feet.
- b. For the purpose of determining the floor area, the residence as used in this section shall not include outbuildings of any kind or attached open porches, garages, breezeways, and patios.
5. The exterior walls of each residence shall consist of no less than 75% brick, stone or masonry. All siding permitted in the above described area must be painted with at least two coats of paint.
6. Every residence erected on any lot shall front on the street on which it is located, unless the undersigned approves in writing a different frontage. Every residence on a corner lot shall front on the street designated by the undersigned and shall present a good appearance on the other street on which it is located.
7. Once construction of a residence has begun the construction must be completed within one calendar year therefrom. All driveways must be constructed out of concrete out to the pavement.

8. No building, structure, or obstruction of any character other than trees, bushes, hedges, flowers, fences and walls, shall be maintained or permitted to remain on any lot nearer than 20 feet to the front street line, nor nearer than 10 feet to the side street line, nor nearer than 7 feet to the adjoining lot property line.
9. No residence or outbuilding shall be commenced, erected or maintained, nor shall any addition thereto or change or alteration thereof be made on any lot until plans and specifications, designs, and plot plans have been submitted to the undersigned, and they, as well as the site on which all buildings improvements or structures of any kind are to be constructed, have been approved by the undersigned. In passing upon such plans and specifications, the undersigned may take into consideration, among other things, the suitability of the proposed building or other structure and the materials of which it is to be to the site on which it is to be erected, and the effect of the building or other structure as planned to adjacent or neighboring property. A copy of all such plans, specifications and other written information required by the undersigned shall be left with the undersigned after the same have been approved.
10. The construction or maintenance of billboards, signs, poster boards or advertising structures of any kind on any part of any lot is prohibited, except that (a) signs not to exceed 2 square feet in size advertising property for sale by the owner thereof other than the undersigned, and (b) signs in excess of 2 square feet in size located on lots owned by the undersigned advertising the same for sale, shall be permitted.
11. No noxious, offensive, dangerous, or noisy activity shall be conducted on any lot, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.
12. No building of any character may be moved from outside any lot onto that lot unless approved in writing by the undersigned.
13. No trash or refuse may be allowed to remain on any lot so as to cause an unsightly condition.
14. No camper trailer, mobile home, car, basement, storage building, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence temporarily or permanently. No structure of a temporary character shall be used as a residence, nor for temporary or permanent storage.

15. No lot shall be used for temporary or permanent storage of equipment, material, or vehicles, except such as may be used in direct connection with the use or enjoyment of any lot as residential property.
16. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot for any purpose, except dogs, cats or other household pet may be kept, provided that they are not kept, bred or maintained for any commercial purpose.
17. Outside toilets or privy of any kind will not be permitted on any lot whether temporary or permanent. All dwellings are to have a health approved sanitary sewer or septic system complete, which system must meet the requirements of and be approved by the County and State Departments, and approved by the undersigned before occupancy. The undersigned does not guarantee that the lot is suitable in size to accommodate any size system that the purchaser may desire to put on said lot.
18. No lot may be used as a public roadway or throughfare.
19. All vacant lots must be mowed and cleared of unsightly vegetation at least once every three months so as to avoid fire hazards, etc.
20. There is a ten (10') foot utility easement on all street and rear lot lines and a five (5') foot utility easement reserved along all side lot lines, however, if two or more adjoining lots are owned by one individual then the utility easement will be reserved only along the perimeter property line of all adjoining lots owned by the same individual. All houses, storage buildings and other structures erected on any lots will observe a minimum set-back of seven (7') feet from all side property lines, however the owner of two (2) or more adjoining lots shall observe the seven (7') set-back from the side perimeter property line. It is permissible to fence all property lines with the understanding that there is a utility easement, and when necessary lot owners may be required to remove a fence or gate to allow the utility companies access to install or maintain their cables and equipment. All fences must be approved in writing prior to erecting same on property.
21. Nothing herein shall be construed as compelling the Seller to enforce any of these provisions, nor shall the failure of the Seller to enforce any of these provisions be deemed to be a waiver of the right of enforcement or prohibition.

22. If any person or persons shall violate or attempt to violate any of the restrictions and covenants herein, it shall be lawful for the Seller or any person or persons owning any lot in said subdivision to prosecute proceedings at law, or in equity against the person violating or attempting to violate any such restriction or covenant either to prevent him or them from doing so or to correct such violation. Invalidation of any one or any part of these restrictions, covenants and reservations by judgement or Court order shall in no wise affect any of the other provisions or parts of provisions which shall remain in full force and effect.

Garry Z. Luker
GARRY Z. LUKER



This instrument was acknowledged before me on June 25, 1985
by Garry Z. Luker d/b/a Granbury Land Co.

Albert Land
Notary Public
My Commission expires: 9-3-88

FILED FOR RECORD
AT 11:40 A.M.

JUN 25 1986

Christine Able
Clerk County Court, Hood County, TX.

STATE OF TEXAS }
COUNTY OF HOOD }

I hereby certify that this instrument was FILED on the date and at the time stamped herein by me and was duly RECORDED on 6-26-86 in the Volume and Page of the real RECORD of Hood County, Texas, as stamped hereon by me.



Christine Able
County Clerk, Hood County, Texas

Return To: GARRY Z. LUKER
P.O. Box 303
Granbury, Tx. 76048