

THE STATE OF TEXAS |
 | KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF HOOD |

That INDIAN HARBOR, INC., a Texas Corporation (hereinafter referred to as Dedicator) is the owner of several tracts of real property in Hood County, Texas, including the lands described in Exhibit "A" attached hereto and made a part hereof for all purposes, a map and plat of which is also attached hereto, and which plat is adopted by Dedicator as its plan for subdividing said tracts into lots and blocks as shown thereon, the same to be known as "INDIAN HARBOR PHASE II."

WHEREAS, Dedicator desires to subdivide and plat said real property and other lands, in installments, from time to time, so as to orderly develop the same with areas for single family residences and areas for recreational uses, with their allied facilities, and has caused the above described portion to be subdivided and platted as INDIAN HARBOR PHASE II, an Addition in Hood County, Texas, as shown by the plat attached hereto; and

WHEREAS, Dedicator desires to create and carry out an orderly plan for development, improvement and use of all the lots in INDIAN HARBOR PHASE II so as to provide for the preservation of the values and amenities in said development and the maintenance of the facilities thereof for the benefit of the present and future owners of said lots:

NOW, THEREFORE, INDIAN HARBOR, INC., declares that the above described property designated as INDIAN HARBOR PHASE II is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth, which shall be and are hereby made to run with the land.

SUBDIVISION RESTRICTIONS
 INDIAN HARBOR SUBDIVISION, PHASE II, Hood County, Texas
 (Mobile Home Lots)

Dedicator (or an Architectural Committee appointed by Dedicator) shall have the right to enforce the restrictions contained herein.

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That INDIAN HARBOR, INC., a Texas Corporation (hereinafter referred to as Dedicator), is the owner of several tracts of real property in Hood County, Texas, including the lands specifically described in Exhibit "A" attached hereto and made a part hereof for all purposes, a map and plat of which is also attached hereto, and which plat is adopted by Dedicator as its plan for subdividing said tract described into the lots as shown thereon, as a part of INDIAN HARBOR, PHASE XIII, and being:

Lots 848 thru 852, 886 thru 893, 916, 953
 thru 961, 974 thru 990, 998 thru 1005, 1013
 thru 1045, 1055 thru 1068, Indian Harbor,
 Phase XIII, John Waits Survey, Hood County,
 Texas

WHEREAS, Dedicator desires to subdivide and plat said real property and other lands, in installments, from time to time, so as to orderly develop the same with areas for single family residences and areas for recreational uses, with their allied facilities, and has caused the above described lots, specifically described in Exhibit "A" to be subdivided and platted as shown by the plat attached hereto; and

WHEREAS, Dedicator desires to create and carry out an orderly plan for development, improvement and use of all the lots in INDIAN HARBOR, PHASE XIII, so as to provide for the preservation of the values and amenities in said development and maintenance of the facilities thereof for the benefit of the present and future owners of said lots:

NOW, THEREFORE, INDIAN HARBOR, INC. declares that the property specifically described in Exhibit "A" designated as Lots 848 thru 852, 886 thru 893, 916, 953 thru 961, 974 thru 990, 998 thru 1005, 1013 thru 1045, 1055 thru 1068, Indian Harbor, Phase XIII, John Waits Survey, Hood County, Texas, is and shall be held, transferred, sold,

conveyed and occupied subject to the covenants, restrictions, easements charges and liens hereinafter set forth, which shall be and are hereby made to run with the land.

EASEMENTS

Easements designated on said plat as "Apache Circle," "Corto Court," "Apache Trail East," "Brazos Drive," "Seminole Trail," "Laredo Drive," "Chisholm Trail North," and "Brazos Court," hereinafter referred to as "Private Ways" are to provide Dedicator, its successors and assigns, and the owners of the various lots of Indian Harbor with ingress and egress to the area and facilities thereof and are reserved as private ways, and no right of the public generally shall accrue in and to any of such ways. Dedicator reserves to itself, its successors and assigns, the right to convey said easements or rights therein to INDIAN HARBOR OWNERS ASSOCIATION, INC. (hereinafter referred to as "The Association"), to be retained by said Association for the benefit of the properties or dedication to the public as public ways and easements.

Those portions of lots below Elevation 696 adjoining DeCordova Bend Reservoir are subject to the easements in favor of the Brazos River Authority granted in conveyance dated March 20, 1969, executed by Jenkins Garrett and recorded April 14, 1969, in Vol. 149, Page 488, Deed Records, Hood County, Texas.

INDIAN HARBOR, INC. reserves to itself, its successors and assigns, an easement and right to construct and maintain in, over and across the easements and private ways shown on said plat, utilities of every kind, including sewers, water mains, gas mains, power and communication lines and all pipes, lines and other appurtenances in connection therewith. An easement 5 feet in width is hereby reserved along each side of each lot and along the side of each lot adjoining the "Private Ways"

as may be necessary for the installation and maintenance of said utilities and lines.

RESTRICTIONS AND COVENANTS

The restrictions, covenants, charges and liens set out in the dedication of INDIAN HARBOR, dated the 25th day of September, 1969, and recorded in Vol. 154, page 88, Deed Records of Hood County, Texas, are hereby adopted as restrictions, covenants, charges and liens, running with the following described lots, to-wit:

Lots 848 thru 852, inclusive, 886 thru 893, inclusive, 916, 958 thru 961, inclusive, 974 thru 981, inclusive, 987 thru 990, inclusive, 1017 thru 1030, inclusive, 1034 thru 1045, inclusive, 1055 thru 1068, inclusive, John Waits Survey, Hood County, Texas,

and such restrictions, charges, covenants, and liens and any amendments and additions made thereto, are hereby incorporated as a part hereof, except that Paragraph 6 shall read as follows: No building exceeding two stories in height shall be erected on any lot and each residence shall have a minimum floor area of 1,000 square feet, exclusive of porches, stoops, open or closed carports, patios or garage.

The restrictions, covenants, charges and liens set out in the dedication of INDIAN HARBOR, PHASE II, (Mobile Home Restrictions), dated the 24th day of September, 1970, and recorded in Vol. 162, Page 83, Deed Records of Hood County, Texas, are hereby adopted as restrictions, covenants, charges and liens, running with the following described lots, to-wit:

Lots 953 thru 957, inclusive, 982 thru 986, inclusive, 998 thru 1005, inclusive, 1013 thru 1016, inclusive, and 1031 thru 1033, inclusive, John Waits Survey, Hood County, Texas,

and such restrictions, charges, covenants, and any amendments and additions made thereto, are hereby incorporated as a part hereof.

EXECUTED this the 3rd day of March, 1972.

ATTEST:

Betty June Lewis
Betty June Lewis, Secretary

INDIAN HARBOR, INC.

By Obie P. Leonard, Jr.
Obie P. Leonard, Jr.
Vice-President

THE STATE OF TEXAS }
 |
COUNTY OF TARRANT }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared OBIE P. LEONARD, JR., as Vice-President, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said INDIAN HARBOR, INC., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3rd
day of March, 1972.



Notary Public in and for
Tarrant County, Texas

EXHIBIT "A"

FIELD NOTES

Field notes for dedication of Indian Harbor, Phase XIII, in the John Waits Survey, Hood County, Texas.

All that certain lot, tract or parcel of land out of the John Waits Survey, Abstract 581, Hood County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the North line of Indian Harbor, Phase II, Hood County, Texas, according to the plat recorded in Volume 1, Page 62, Plat Records of Hood County, Texas, said point of beginning also being the Southeast corner of Indian Harbor, Phase XI, Hood County, Texas, according to the plat recorded in Volume 1, Page , Plat Records of Hood County, Texas;

THENCE with the East line of said Indian Harbor, Phase XI, North 40 degrees 43 minutes West 233-7/10 feet to a point; North 39 degrees 51 minutes West 50-0/10 feet to a point; South 50 degrees 09 minutes West 16-75/100 feet to a point; North 39 degrees 51 minutes West 25-0/10 feet to the beginning of a curve to the right having a radius of 385-39/100 feet, and in a Northwesterly direction around the arc of said curve 121-05/100 feet to the end of said curve and the beginning of a curve to the left having a radius of 231-15/100 feet, and in a Northwesterly direction around the arc of said curve 141-2/10 feet to the end of said curve; North 56 degrees 51 minutes West 20-0/10 feet to the beginning of a curve to the left having a radius of 50-0/10 feet, and in a Northeasterly and Northwesterly direction around the arc of said curve 148-6/10 feet to a point; North 49 degrees 24 minutes West 205-85/100 feet to a point; North 87 degrees 22 minutes East 174-0/10 feet to a point; North 12 degrees 04 minutes West 141-0/10 feet to a point in a curve to the right having a radius of 325-0/10 feet, and in a Northwesterly direction around the arc of said curve 145-0/10 feet to the end of said curve; North 76 degrees 57 minutes West 127-85/100 feet to a point; North 72 degrees 08 minutes West 60-0/10 feet to a point; North 17 degrees 52 minutes East 117-25/100 feet to the beginning of a curve to the left having a radius of 238-0/10 feet, and in a Northerly direction around the arc of said curve 195-15/100 feet to a point;

THENCE, departing from the East line of said Indian Harbor, Phase XI, North 60 degrees 39 minutes East 60-0/10 feet to a point;

THENCE North 55 degrees 50 minutes East 233-85/100 feet to the beginning of a curve to the left having a radius of 50-0/10 feet, and in an Easterly and Northerly direction around the arc of said curve 144-65/100 feet to a point;

THENCE North 40 degrees 05 minutes East 179-0/10 feet to a point;

THENCE South 44 degrees 44 minutes East 62-0/10 feet to a point;

THENCE North 41 degrees 32 minutes East 216-7/10 feet to a point in a curve to the right having a radius of 1923-67/100 feet, and in a Southeasterly direction around the arc of said curve 105-2/10 feet to a point;

THENCE North 42 degrees 02 minutes East 50-0/10 feet to a point;

THENCE North 41 degrees 44 minutes East 134-8/10 feet to a point;

THENCE South 73 degrees 32 minutes East 91-0/10 feet to a point;

THENCE North 57 degrees 28 minutes East 480-0/10 feet to a point;

THENCE North 34 degrees 58 minutes East 182-0/10 feet to a point;

THENCE South 85 degrees 00 minutes East 141-3/10 feet to a point;

THENCE South 83 degrees 26 minutes East 60-0/10 feet to a point;

THENCE South 6 degrees 34 minutes West 113-0/10 feet to the beginning of a curve to the right having a radius of 355-0/10 feet, and in a Southwesterly direction around the arc of said curve 216-17/100 feet to a point;

THENCE South 31 degrees 00 minutes East 120-3/10 feet to the beginning of a curve to the left having a radius of 273-77/100 feet, and in a Southeasterly direction around the arc of said curve 213-75/100 feet to the end of said curve;

THENCE South 75 degrees 44 minutes East 130-9/10 feet to the beginning of a curve to the right having a radius of 368-87/100 feet, and in a Southeasterly direction around the arc of said curve 251-1/10 feet to the end of said curve;

THENCE South 36 degrees 44 minutes East 329-25/100 feet to the beginning of a curve to the right having a radius of 768-25/100 feet, and in a Southeasterly direction around the arc of said curve 189-05/100 feet to the end of said curve;

THENCE South 22 degrees 40 minutes East 20-2/10 feet to a point in the North line of Indian Harbor, Phase III, Hood County, Texas, according to the plat recorded in Volume 1, Page 50, Plat Records of Hood County, Texas;

THENCE with the North line of said Indian Harbor, Phase III, South 59 degrees 00 minutes West 60-65/100 feet to a point;

THENCE with the North line of said Indian Harbor, Phases III and II, South 59 degrees 53 minutes West 1771-65/100 feet to the place of beginning.

SEMFCO, INC.
November 16, 1971

Sheet 2 of 2 sheets

FOR RECORD THE 7 DAY OF March 1972 AT 4:00 P M.

RECORDED THE 8 DAY OF March 1972 AT 7:00 A M.

Charles Dyer DEPUTY

BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS

1. A. There shall be established an Architectural Committee composed of three (3) members appointed by Dedicator to protect the owners of lots in this Subdivision against such improper use of lots as will depreciate the value of their property; to preserve so far as practicable, the natural beauty of said property, to guard against the erection or maintenance thereon of poorly designed or proportioned mobile homes structures and structures on mobile homes built of improper or unsuitable materials and of improper size, to obtain harmonious architectural schemes; to insure the highest and best development of said property; to encourage and secure the location of attractive mobile homes to secure and maintain proper setbacks from streets and adequate free spaces between structures and, in general to provide adequately for a high type of quality of improvements on said property, and hereto to enhance the value of investments made by purchasers of lots therein.

The Dedicator or the Architectural Committee, and the officers and members thereof shall not be deemed to have assumed any liability with regard to any undertaking by consequence of its enactment and enforcement of, or failure to enact or enforce minimum standards for, any improvements, and no act or omission shall be construed to impose any liability upon the undersigned, said Architectural Committee, or the officers and members thereof for damages which any grantee of property in Indian Harbor Subdivision, Phase II, may sustain.

B. All mobile homes shall be skirted within 30 days after being moved into Indian Harbor with the type of skirting to be approved by the Dedicator or the Architectural Committee. All doors on underpinning must be kept closed. Coaches which are blocked higher than two inches above the patio must be skirted between the patio and the coach. All wooden steps and all wood accessories outside the mobile home must be painted and of good appearance.

No mobile homes shall be placed on any lot that are not of a minimum size of 480 square feet, and all mobile homes placed on any lot must be approved by Dedicator or the Architectural Committee.

Reasonable parking of cars, trailers and boats and trailers shall

be permitted; however, any unreasonable parking by an owner shall be subject to limitation and restriction by the Architectural Committee.

Dedicator reserves the right to take over the care and maintenance of any lot that fails to conform to the standards outlined herein and charge the care and maintenance of said lot to the owner.

No major car repairs or overhauling of cars will be permitted in the park; any television antenna will be erected on the back half of each mobile home; fans for all air conditioners used in connection with mobile homes must blow air directly to the front or rear of the lot and not to the side of any lot.

2. No lot shall be further subdivided except that fractions of lots may be separated to add to space of whole lots if the combination of whole and fractional lots is used as a single mobile home site and if all other provisions of these subdivision restrictions are complied with. No lot or any part of a lot shall be used for a street, access road or public thoroughfare without the prior written consent of the Dedicator, its successors and assigns.

3. If the owner of any lot in said Subdivision, or any other person, shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said Subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation, or both.

4. All lots are restricted to use for single family residential purposes only and no building shall be erected or maintained on any residential lot in said Subdivision other than a private residence, a private boathouse, and a private garage for the sole use of the owner or occupant.

5. No existing building or structure of any kind and no part of an existing building or structure shall be moved onto, placed on, and permitted to remain on any lot (except with the written approval of the Dedicator or Architectural Committee). No natural drainage shall be altered, nor shall any drainage ditch,

culvert, nor drainage structure of any kind be installed nor altered, nor shall any curb nor other such impediment to the free flow of water be installed nor altered, without prior consent of the Architectural Committee.

6. No building, fence, or other structure or improvements shall be erected, placed or altered on any lot until two copies of the construction plans and specifications, including specifications of all exterior material and a plan showing the proposed location of the structure, have been submitted to and approved in writing by the Dedicator or Architectural Committee as to harmony of external design with existing structures and as to location with respect to topography and finish grade elevation. If construction is not commenced within eight (8) months of such approval, the approval shall be null and void unless an extension is granted in writing.

7. No mobile home, buildings, fence or structure of any kind shall be located on any lot nearer to the front lot line than 25 feet; provided, such setback may be waived by Dedicator as to individual lots where deemed by Dedicator appropriate because of the terrain of such lot. Lots shall "front" on the adjoining private way; corner lots shall be deemed to "front" on the way adjoining the shortest lot line. No part of any structure shall be erected or maintained closer than 7 feet to any side lot line.

8. No animals or birds, other than household pets (1 dog or 1 cat per lot) shall be kept on any lot.

9. The lot shall be kept clean and free of trash, garbage and debris at all times, and fices must be contained in a safe enclosure.

10. No outbuilding or garage shall be erected on any lot before a mobile home is constructed thereon and no outbuilding, basement or garage or any other building erected on any lot shall at any time be used as a dwelling, temporarily or permanently, nor shall any shack be placed on any lot. Storage buildings approved by the Architectural Committee will be allowed.

11. Easements are hereby reserved by Dedicator in INDIAN HARBOR

PHASE II as shown on the plat filed of record herewith. Said easements shown on the recorded plat of INDIAN HARBOR PHASE II are for construction, operation, operation and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, gas lines, telephone, water lines, sanitary and storm sewers, road drains and other public and quasi public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to and egress from across said premises to employees of said utilities. It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the easements as long as such lines do not hinder the construction of buildings on any lots in this Subdivision.

12. Each owner of property (including purchasers under contracts of sale) shall apply for membership in the INDIAN HARBOR OWNERS ASSOCIATION, and if approved for membership must be and remain a member of said INDIAN HARBOR OWNERS ASSOCIATION. An assessment is hereby made as to each lot in this Subdivision of (i) \$1.50 per month per lot, the owner of which owns only one lot in said Subdivision, and (ii) an additional \$1.00 per month per lot in said Subdivision in respect to all lots in excess of one owned by the same owner for the maintenance and construction of swimming pools, recreational facilities, playgrounds, boat launching areas, parks, roads and other improvements in INDIAN HARBOR Subdivision; "owner" as used herein shall include purchasers under contracts of sale. The assessment shall accrue from the date of the contract of sale. Such assessment shall be and is hereby secured by a lien on each lot in this Subdivision, respectively, and shall be payable to INDIAN HARBOR OWNERS ASSOCIATION (a Texas non-profit corporation), its successors and assigns, the owner of said assessment funds, on September 30th of each year commencing in 1970, at which date in the year 1970 and in successive years said assessment lien shall conclusively be deemed to have attached, and there shall be no lien securing said assessment until September 30th of each such year. Said assessment lien shall be

junior and subordinate to any lien which may be placed on any lot or any portion of any lot as security for any interim construction loan and/or any permanent loan for financing improvements on said lot, and/or any purchase money loan for any lot on which a dwelling or building complying with these restrictions has theretofore been constructed. Said assessments shall not accrue in respect to any lot during such time as the owner (or any person as purchaser from INDIAN HARBOR, INC., under a contract to purchase then in force) of such lot, after having made written application for membership in said INDIAN HARBOR OWNERS ASSOCIATION, is refused membership (or having been admitted is involuntarily expelled from membership) in said Association, it being understood that said swimming pool, park and recreational area are for the sole use and benefit of the members of said Association and their families. 75 per cent of the voting stock of the Association shall be retained by Dedicator until such time as the voting rights shall be transferred to the membership at large, in accordance with the by-laws of the Association.

13. No lot or portion of any lot shall be used as a dumping ground for rubbish or trash, nor for storage of items or materials, and all lots shall be kept clean and free of any boxes, rubbish, trash, or other debris.

14. No water wells shall be drilled upon any of the said numbered lots by the owners so long as water for domestic uses shall otherwise be available to the owners of said lots, but nothing herein contained shall be construed as prohibiting Indian Harbor, Inc., its successors, assigns, or nominees, from drilling and equipping a well or wells on any property located in or near the Subdivision for the purpose of supplying water to the owners of any property in said Subdivision or in any addition thereto.

15. These restrictions, covenants, and conditions may be enforced by Dedicator herein or by the owner of any lot in Indian Harbor either by proceedings for injunction or to recover damages for breach thereof, or both. However, only the Association heretofore referred to, its successors or assigns may file suit to

collect any of the charges and expenses mentioned in these restrictions, covenants and conditions to enforce foreclosure of any lien therein granted, with said suit to be filed in any court of competent jurisdiction and with venue to be in Hood County, Texas.

16. These restrictions, covenants and conditions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date of such restrictions, covenants and conditions and filed in the Deed Records of Hood County, Texas, after which time said restrictions, covenants and conditions shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the lot owners of lots covered hereby has been recorded, agreeing to a change in said restrictions, covenants, and conditions in whole or in part.

17. If any portion of these restrictions, covenants, and conditions shall be declared invalid by judgment or Court order, it shall not affect the validity of any other provision or portion thereof.

EXECUTED this _____ day of September, 1970.

INDIAN HARBOR, INC.

ATTEST:

By _____
Obie P. Leonard, Jr., Vice-President

Betty June Lewis, Secretary

THE STATE OF TEXAS I
 I
COUNTY OF TARRANT I

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared OBIE P. LEONARD, JR., Vice-President of INDIAN HARBOR, INC., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said INDIAN HARBOR, INC., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of September, A. D. 1970.

Notary Public, Tarrant County, Texas

Field Notes for dedication of Indian Harbor, Phase II, in the John Hamilton Survey, Hood County, Texas.

All that certain lot, tract or parcel of land out of the John Hamilton Survey, Hood County, Texas, and being more particularly described by notes and bounds as follows:

BEGINNING at a point in the North line of said John Hamilton Survey, said point being South 59 degrees 00 minutes West 606-9/10 feet and South 59 degrees 53 minutes West 604-4/10 feet along said survey line from its intersection with Elevation 603 feet above sea level, Bureau of River Authority datum;

THENCE with said survey line South 59 degrees 53 minutes West 1074-95/100 feet to a point;

THENCE South 31 degrees 27 minutes East 140-25/100 feet to a point;

THENCE South 26 degrees 07 minutes East 60-2/10 feet to a point;

THENCE South 58 degrees 57 minutes East 597-9/10 feet to a point;

THENCE North 68 degrees 51 minutes East 1167-2/10 feet to a point;

THENCE North 25 degrees 15 minutes West 91-5/10 feet to a point;

THENCE North 3 degrees 57 minutes West 64-4/10 feet to a point;

THENCE North 8 degrees 56 minutes West 132-0/10 feet to a point;

THENCE North 30 degrees 13 minutes East 135-0/10 feet to a point;

THENCE North 16 degrees 30 minutes East 235-9/10 feet to a point;

THENCE North 2 degrees 20 minutes East 214-0/10 feet to a point;

THENCE North 34 degrees 10 minutes West 145-0/10 feet to the place of beginning.

EXHIBIT "A"

FILED FOR RECORD THE 6 DAY OF Oct 1970 AT 2:15 P. M.

RECORDED THE 6 DAY OF Oct 1970 AT 4:30 P. M.

BY: Davis L. Lyle
DEPUTY

BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS