

Item: **INGRAM LAKE ESTATES**

(Category: RESTRICTIONS)

Volume 188, Page 764, Deed Records of Kerr County, Texas; Volume {PR,"insert volume number",IN1,1}, Page {PR,"insert page number",IN1,2}, {PR,"insert type of records",ST1,3} Records of Kerr County, Texas, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

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Item: **INGRAM LAKE ESTATES**

(Category: Subdivisions)

- a. Easement dated June 9, 1945 to L.C.R.A., recorded in Volume 76, Page 355, Deed Records of Kerr County, Texas.
- b. Easement dated July 12, 1947 to L.C.R.A., recorded in Volume 1, Page 11, Easement Records of Kerr County, Texas.
- c. Easements as per the Plat recorded in Volume 3, Page 163, Plat Records of Kerr County, Texas.
- d. Easements and Building Set Back Lines as per the Restrictions recorded in Volume 188, Page 764, Deed Records of Kerr County, Texas, and per the Restrictions contained in Deed dated {PR,"insert date of appropriate deed",DT2,1}, recorded in Volume {PR,"insert volume number",IN1,2}, Page {PR,"insert page number",IN1,3}, {PR,"insert type of records",ST1,4} Records of Kerr County, Texas.
- e. Any visible and/or apparent roadways or easements over or across the subject property.
- f. Rights Of Parties In Possession. (AS PER OWNER POLICY ONLY)

RESTRICTIONS  
INGRAM LAKE ESTATES  
KERR COUNTY, TEXAS

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762860

THE STATE OF TEXAS  
COUNTY OF KERR

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, GARY LYNN MCCORMICK, of the County of Kerr, State of Texas, hereinafter referred to and identified as "Owner," is the owner of the tracts of land in Kerr County, Texas, said tracts of land comprising all of the land which has been subdivided as INGRAM LAKE ESTATES, Kerr County, Texas, a plat of which subdivision having been heretofore filed in Volume 3, Page 163 of the Plat Records of Kerr County, Texas; and,

WHEREAS, it is deemed to be to the best interest of the above described Owner and of the persons who may purchase lots described in and covered by the above mentioned plat that there be established and maintained a uniform plan for the improvement and development of the lots covered as a restricted and modern subdivision; and,

WHEREAS, it is desirable that such restrictions applying to INGRAM LAKE ESTATES be put on record and include all of the tracts of land in said subdivision,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Owner does hereby adopt the following covenants and restrictions which shall be taken and deemed as covenants to run with the land and shall be binding on Owner and all persons acquiring title under him for a period of thirty (30) years from the date they are filed for record in the Deeds Records of Kerr County, Texas, at the end of which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years unless and until by duly recorded instruments, signed by a majority of the property owners in said subdivision, it is agreed to change said covenants, conditions, and restrictions, in whole or in part.

Such restrictions, reservations, covenants and easements are as follows, to-wit:

1. All lots shall be used exclusively for residential purposes.
2. No lot shall be resubdivided.
3. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers.
4. No more than one single family dwelling unit, (not to exceed two stories) shall be erected, placed or permitted to remain on any residential lot.

5. No structure of a temporary character shall be used on any lot at any time as a residence.

6. No home shall be located on any lot nearer than 25 feet to the front line nor nearer than six (6) feet to the side or back lot line. No outbuilding shall be constructed nearer than six (6) feet to the rear or side lot line nor nearer than 40 feet from the front lot line. In the event of common ownership of more than one lot, the combined area shall be considered as one lot.

7. All structures shall be new construction using new material.

8. All sewage systems must comply with all health and sanitation laws of the State of Texas.

9. No signs shall be placed on any residential lot, except, however, a standard real estate for sale sign.

10. No home will be less than 1000 sq. ft. of covered space and must be completed within one year after it is started.

11. No animals, livestock, or poultry of any kind shall be bred, raised or kept on any lot. Dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial or food producing purposes.

12. The owner of each lot shall keep same clean and free of weeds and debris such as will be in keeping with the other property.

13. The Owner retains as an easement six (6) feet wide along the perimeter of the lot to be used for the purposes of utilities.

The above restrictions, covenants and conditions shall be enforceable by injunction and any other remedy provided by law, all of which remedies shall be cumulative and enforceable by said Owner, GARY LYNN MCCORMICK, or any person who owns any tract or parcel of land situated in the said INGHAM LAKE ESTATES. Invalidity of any one or any part of these restrictions by judgment 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.

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IN WITNESS WHEREOF, the undersigned has caused these presents to be executed  
this the 1 day of July, A.D. 1976

FILED FOR RECORD

at 9:05 o'clock A.M.

JUL 1 1976

ERNEST M. MUEHNER

County Clerk, East Tarrant County, Texas  
Dallas, Texas

Gay Lynn McConnick  
GAY LYNN MCCONNICK

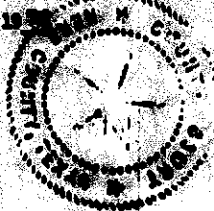
THE STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared  
GAY LYNN MCCONNICK, known to me to be the person whose name is subscribed  
to the foregoing instrument and acknowledged to me that he executed the same  
for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of July

A.D. 1976



ERNEST M. MUEHNER, County Clerk

Commission Expires in 1980

East Tarrant County, Texas

By: Richard A. Adams  
Deputy

Witness my hand and seal of office, this 1st day of July, 1976 at 9:05 o'clock A.M.

ERNEST M. MUEHNER, Clerk

Richard A. Adams Deputy