

3-13-08

**GREENWOOD FOREST
RESTRICTIONS**

Volume 165, Page 62 and Volume 178, Page 606, Deed Records of Kerr County, Texas; Volume 3, Page 123, Plat 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.

OTHER EXCEPTIONS

- Easement to L.C.R.A., dated September 2, 1948, recorded in Volume 1, Page 157, Easement Records of Kerr County, Texas.
- Minerals conveyed by Grantor, as described in Mineral Deed from M.D. O'Quinn to Melba O'Quinn, dated May 6, 1963, recorded in Volume 14, Page 129, Oil & Gas Lease Records of Kerr County, Texas, reference to which instrument is here made for all purposes, together with all rights, expressed or implied, in and to the property covered by this policy arising out of or connected with said interests and conveyance. TITLE to said interest not checked subsequent to date of aforesaid instrument.
- Telephone Line Right-Of-Way Easement dated April 24, 1973 to Hill Country Telephone Cooperative, Inc., recorded in Volume 16, Page 404, Easement Records of Kerr County, Texas.
- Easements and Building Set Back Line as per the Plat recorded in Volume 3, Page 123, Plat Records of Kerr County, Texas.
- Building Set Back Lines as per the Restrictions recorded in Volume 165, Page 62, Deed Records of Kerr County, Texas.
- Any visible and/or apparent roadways or easements over or across the subject property.
- Rights of Parties in Possession. (AS PER OWNER POLICY ONLY)

RESTRICTIONS

2889

GREENWOOD FOREST

STATE OF TEXAS

COUNTY OF KERR

I
: KNOW ALL MEN BY THESE PRESENTS:
I

THAT I, E. R. KEITH, hereinafter called GRANTOR, being the owner of the certain 98.044 acre tract of land, more or less, being out of the L. Crawson Survey No. 127, Abstract No. 97, Kerr County, Texas, which has heretofore been platted into that certain Subdivision known as Greenwood Forest, according to the plat of said subdivision filed for record in the office of the County Clerk of Kerr County, Texas, on the 15th day of November, 1972, Plat Records of Kerr County, Texas, recorded in Vol. 3, page 123, and desiring to create and carry out a uniform plan for the improvement, development and sale of all of the residential lots in said Greenwood Forest, for the benefit of the present and future owners of said lots, do hereby adopt and establish the following restrictions, reservations, covenants and easements to apply uniformly on the use, occupancy and conveyance of all lots in Greenwood Forest, and each contract or deed which may be hereafter executed with regard to any of the residential lots in said Greenwood Forest, shall be conclusively held to have been executed, delivered and accepted subject to the following reservations, restrictions, covenants, easements, liens and charges, regardless of whether or not said reservations, restrictions, covenants, easements, liens and charges are set out in full in said contract or deed.

RESERVATIONS

In authenticating the subdivision map for record, and in dedicating the street and road to the use of the present and future owners of said lots and to the public, there shall be and are hereby reserved in GRANTOR the

following rights, titles and easements, which reservations shall be considered a part of the land and construed as being adopted in each and every contract, deed and other conveyance executed or to be executed by or on behalf of GRANTOR in the conveyance of said property or any part thereof:

1.

The street and road as shown on said map or plat are hereby dedicated to the use of the public.

2.

No lot shall be used for anything other than family residential purposes.

3.

No poultry or livestock shall be kept upon such premises.

4.

No dwelling shall be constructed which contains less than 1500 (fifteen hundred) square feet, exclusive of porches and garages, that such dwelling will have at least 1-1/2 (one and one-half) bath and double carport.

5.

Dwelling shall be constructed no nearer than 45 (forty five) feet from the street upon which said lot fronts, and that no out building shall be constructed nearer than 75 (seventy five) feet from such street, not less than 6 (six) feet from side property lines, no more than 1 (one) residence shall be built on any one lot without the written consent of GRANTOR being had thereto.

6.

Plan and building to be approved by GRANTOR in writing, construction

of dwelling must be conventional (no prefabricated structure to be used) with exterior wall of 75 (seventy five) per cent masonry.

7.

No fence can be erected closer to the curb than the 35 (thirty five) feet from front property line; fences must be constructed of wood (cedar or redwood), chain link or masonry.

8.

No house trailer or mobile home shall be parked, placed or left standing on any part of said premises or adjacent street; tent trailer, camper or any other type of portable shelter commonly pulled by passenger car or carried upon or pulled by pickup, parked on premises shall be no closer than 6 (six) feet of lot line or 75 (seventy five) feet of front property line and must be neat in appearance and concealed.

9.

Lot purchased without intent of construction must be kept clean and orderly, must not be used for storage or parking of any type of vehicle or equipment.

10.

The construction of any dwelling upon the hereinbefore described property is to conform with the building code for the City of Kerrville, Texas.

These covenants and restrictions shall run with the land, and shall be binding upon GRANTOR, his successors and assigns, and all persons or parties claiming under him, for a period of twenty-five years from the date hereof, at which time he shall be automatically extended for a successive period of ten years each, unless prior to the expiration of such

ten year period the then owners of a majority of lots in Greenwood Forest shall execute and record an instrument changing these covenants and restrictions in whole or in part, the provisions of said instrument to become operative at the expiration of the ten year period in which it is executed and recorded.

If the GRANTOR herein, or any of his successors or assigns, shall violate or attempt to violate any of the restrictions and covenants herein contained, it shall be lawful for any other person or persons owning property in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such restrictions or covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation, for the benefit of any owners of sites in said subdivision as their interest may appear.

In the event any one, or more of these covenants, agreements, reservations, easements, restrictions, or maintenance charges shall become or be held invalid, by reason of abandonment, waiver or judicial decision, same shall in no wise affect or impair the validity of the other covenants, agreements, reservations, easements, restrictions, or maintenance charges set out herein, which shall remain in full force and effect.

EXECUTED this the 15th day of November, 1972.


E. R. Keith

THE STATE OF TEXAS X
 COUNTY OF KERR X

BEFORE ME, the undersigned authority, on this day personally appeared E. R. KEITH, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of November, 1972.

Nancy L. Sigala
 Nancy L. Sigala
 Notary Public in and for Kerr County, Texas

FILED FOR RECORD

at 12:55 o'clock P. M.,

JUN 28 1973

Emmie M. Muenker
 Emmie M. Muenker
 Clerk County Court, Kerr County, Texas
Deputy
 Deputy

Filed for record June 28, 1973 at 12:55 o'clock P. M.
 Recorded July 5, 1973
 EMMIE M. MUENKER, Clerk

By *Margaret Muenker* Deputy

AMENDED RESTRICTIONS
GREENWOOD FOREST

THE STATE OF TEXAS

VOL. 178 PAGE 606

COUNTY OF KERR 1751097

WHEREAS, E. R. KEITH, as owner and developer of GREENWOOD FOREST, a subdivision of Kerr County, Texas, recorded a subdivision plat of record in the Plat Records of Kerr County, Texas, on November 15, 1972, said subdivision plat recorded in Vol. 3, page 123, Plat Records of Kerr County, Texas, to which reference is hereby made for all purposes; and,

WHEREAS, on the same date the said E. R. KEITH filed of record restrictions applying to GREENWOOD FOREST subdivision, recorded in Vol. 165, page 62, Deed Records of Kerr County, Texas, to which reference is here made for all purposes; and,

WHEREAS, the said E. R. KEITH as owner of GREENWOOD FOREST subdivision desires to amend the restrictions as set forth in Vol. 165, page 62, by the addition thereto of additional restrictions and to fully and completely reflect the intent of the restrictions as they now exist of record;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, E. R. KEITH, as owner and developer of GREENWOOD FOREST subdivision, do hereby add the following restrictions to GREENWOOD FOREST subdivision of Kerr County, Texas:

1.

No burning of trash, garbage, wood, leaves, paper or any other substance shall be committed on any lot within the subdivision.

2.

Household pets shall be limited to not more than three (3) and all dogs shall be on leash or confined within a yard fence adequate to confine the animal within its owner's lot or lots.

3.

No commercial vehicle, including, but not limited to, cars, trucks, tractor-trailer or other similar vehicles shall be parked in any area of the subdivision and no vehicle shall be permanently parked in the dedi-

cated streets.

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Each of the above restrictions are intended to add to and not diminish from the restrictions as set forth in Vol. 165, page 62, Deed Records of Kerr County, Texas, to which reference is here made for all purposes, and which said restrictions as recorded in Vol. 165, page 62, Deed Records of Kerr County, Texas are incorporated herein for all material purposes.

Effective November 15, 1972.

E. R. Keith
E. R. Keith

THE STATE OF TEXAS |
COUNTY OF KERR |

BEFORE ME, the undersigned authority, on this day personally appeared E. R. KEITH, known to me to be the person whose name is subscribed to the foregoing Instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27th day of March, 1975.

Nancy L. Sigal
Nancy L. Sigal
Notary Public in and for Kerr County, Texas

FILED FOR RECORD
at 1:00 o'clock P.M.

MAR 28 1975

EMMIE M. MUENKER
Clerk, County Court, Kerr County, Texas
By Richard M. Muenker, Deputy

Filed for record March 28, 1975 at 1:00 o'clock P. M.
Recorded April 1, 1975
EMMIE M. MUENKER, Clerk

By Melinda Akers Deputy

A SUBDIVISION OF 98.044 ACRES OUT OF THE
LUCRETIA CRAWSON SURVEY NO. 127, KERR
COUNTY, TEXAS.

Bob Keith, Kerrville, Texas - Owner

Baron B. Floyd, Registered Public Surveyor

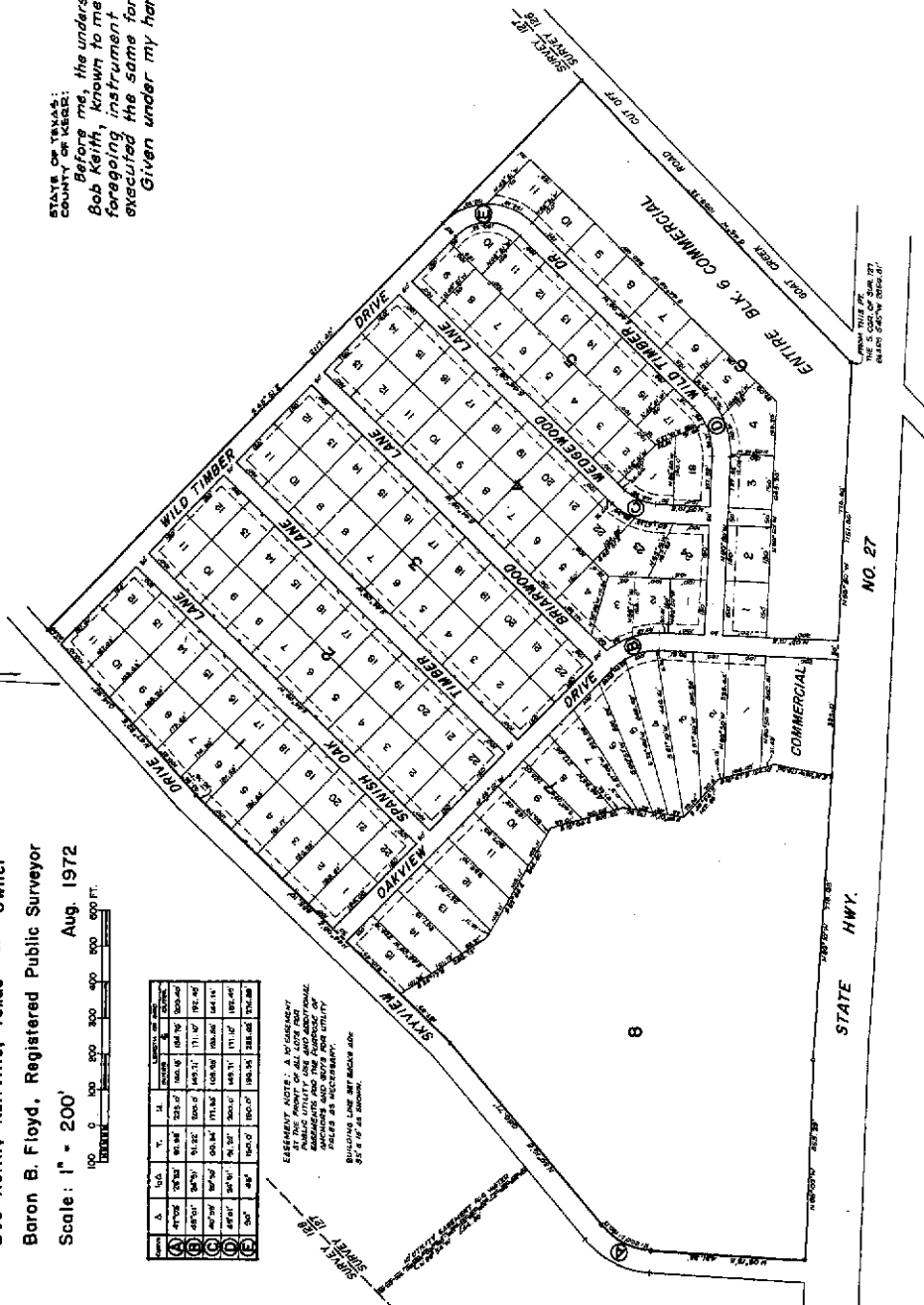
Scale: 1" = 200' Aug. 1972

Aug. 1972



Equation	Δ	\log	T.	$\frac{1}{T}$	Observed logarithm of Δ	Calculated logarithm of Δ
(1)	47.00°	2.6758	91.84°	523.0	166.0	509.40
(2)	48.01°	2.6791	91.22°	505.0	145.71	172.40
(3)	49.00°	2.6816	90.56°	477.58	153.85	164.14
(4)	49.91°	2.6840	90.20°	500.0	148.71	177.49
(5)	50°	2.685°	150.0°	150.0°	238.55	235.88

EASEMENT NOTE: A 10' EASEMENT AT THE FRONT OF ALL LOTS FOR PUBLIC UTILITY USE AND ADDITIONAL EASEMENTS FOR THE PURPOSE OF ANCHORAGE AND JOINTS FOR UTILITY POLES IS NECESSARY.



STATE OF TEXAS:
COUNTY OF KERR:

I, Bob Keith, hereby certify that I am the owner of the property shown and described hereon and that I adopt this plan of subdivision with my free consent, establish the minimum building restriction lines and dedicate all streets to public use and all easements to use as noted.

This 10th day of December, 1972

Bob Keith
BOB KEITH, OWNER

STATE OF TEXAS:
COUNTY OF VERO:

Before me, the undersigned authority, on this day personally appeared Bob Keith, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 26 day of April, 1912.

Mary L. Dyer
NOTARY PUBLIC IN AND FOR
KERR COUNTY, TEXAS

I, Baron B. Floyd, Registered Public Surveyor, hereby certify that this plot was prepared from a survey made by me, on the ground, and that $\frac{1}{2}$ iron pins have been set at all lot corners.

This 15 day of NOV. 1972.

This is day of NOV. 1972



APPROVED BY THE COMMISSIONERS COURT OF KERR COUNTY, TEXAS on the 14 day of February, 1972 by Order No. 11232 of said Court. Filed for record on the 14 day of February, 1972 at the clerk's office of Kerr County, Texas.

CLERK OF THE COUNTY COURT
OF KEPR. COUNTY, TEXAS.

EMMIE M. MUENKER

STATE OF TEXAS:
COUNTY OF KERR:

I, Dan H. Johnson, hereby certify that I am the Lienholder of the property shown and described hereon and that I adopt this plan of subdivision with my free consent.
This ~~14th~~ day of ~~September~~, 1972.

STATE OF TEXAS
COUNTY OF KERR

Before me, the undersigned authority, on this day personally appeared, Dan H. Johnson, Linholder, known to me to be the person whose name is subscribed to the foregoing instrument of writing and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

Given under my hand and seal of December, 1972.

Mary L. Miller
NOTARY PUBLIC IN AND FOR
KERR COUNTY, TEXAS.