

SPANISH OAK ESTATES RESTRICTIONS

Volume 168, Page 190, Deed 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

- An undivided non-participating royalty interest reserved by Grantors, as described in instrument from V.P. Tippet and wife, Ergeal B. Tippet to Herman A. Swan, et al, dated March 6, 1962, recorded in Volume 112, Page 139, of the Deed Records of Kerr County, Texas; said deed being corrected by instrument dated May 9, 1962, recorded in Volume 124, Page 100, Deed 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.
- Road and Utility Easements as per the Plat recorded in Volume 3, Page 128, Plat Records of Kerr County, Texas.
- Easement and Building Set Back Lines as per the Restrictions recorded in Volume 168, Page 190, 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
4995 SPANISH OAK ESTATES
KERR COUNTY, TEXAS

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF KERR §

WHEREAS, WILLIAM D. STEVENS and wife, BERNICE STEVENS, of the County of Kerr, State of Texas, hereinafter referred to and identified as "Owners", are the owners of the tracts of land in Kerr County, Texas, said tracts of land comprising all of the land which has been subdivided as Spanish Oak Estates to the City of Kerrville, Kerr County, Texas, a plat of which subdivision having been heretofore filed in Volume 3, Page 128, of the Plat Records of Kerr County, Texas; and,

WHEREAS, it is deemed to be to the best interest of the above described Owners 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 Spanish Oak Estates be put of record and include all of the tracts of land in said subdivision,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Owners do 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 Owners and all persons acquiring title under them for a period of thirty (30) years from the date they are filed for record in the Deed 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. Mobile homes must be less than 36 months old and not less than 550 square feet of living area and shall be underpinned with a material and in a method approved in writing by William D. Stevens, his heirs, executors, successors and assigns, or designees.
7. No mobile 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.
8. Awnings shall be factory made for this purpose. No home-made awnings shall be allowed.
9. Storage buildings shall be neat in appearance and shall be kept painted at all times.
10. All structures shall be new construction using new material.
11. All sewage systems must comply with all health and sanitation laws of the State of Texas.
12. No signs shall be placed on any residential lot, except, however, a standard real estate for sale sign.

13. 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.

14. 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.

15. The Owners retain 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 Owners, William D. Stevens and wife, Bernice Stevens, or any person who owns any tract or parcel of land situated in the said Spanish Oak Estates. Invalidation 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.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this the 5th day of November, A. D. 1973.

Filed 5th Day of Nov. A.D., 1973 at
 EMMIE M. MUENKER 3:03 P.M.
 Clerk County Court, Kerr County, Texas
 By Sheraldine Menden Deputy

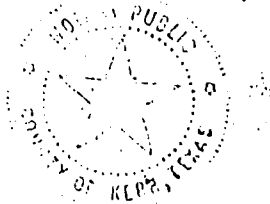
William D. Stevens
 WILLIAM D. STEVENS
Bernice Stevens
 BERNICE STEVENS

THE STATE OF TEXAS S

COUNTY OF KERR S

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM D. STEVENS and BERNICE STEVENS, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5th day of November, A. D. 1973.



Arnell Bastian
 Notary Public in and for
 Kerr County, Texas
 ARNELL BASTIAN
 Notary Public
 Kerr County, Texas

-3-

Filed for record November 5, 1973 at 3:03 o'clock P.M.
 Recorded November 8, 1973
 EMMIE M. MUENKER, Clerk

By Melinda Ahrens Deputy