

REDAR RIDGE RESTRICTIONS

Volume 172, Page 416 and Volume 172, Page 521, Deed Records of Kerr County, Texas; Volume 369, Page 50, Real Property 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.
- Easements as per the Plat recorded in Volume 4, Page 4, Plat Records of Kerr County, Texas.
- Building Set Back Lines as per the Restrictions recorded in Volume 172, Page 416, and Volume 172, Page 521, Deed Records of Kerr County, Texas and Volume 369, Page 50, Real Property Records of Kerr County, Texas.
- Easement dated September 8, 1977 to Kerrville Telephone Company and L.C.R.A., recorded in Volume 9, Page 416, Easement Records of Kerr County, Texas. (As per Lots 7-10, 39, 41 & 56 only)
- Easement Of Right Of Way dated September 2, 1977 to L.C.R.A. and Kerrville Telephone Company, recorded in Volume 9, Page 425, Easement Records of Kerr County, Texas. (As per Lots 11, 13, 14 only)
- Right Of Way and Easement dated January 11, 1978 to Kerrville Telephone Company and L.C.R.A., recorded in Volume 9, Page 496, Easement Records of Kerr County, Texas. (As per Lot 75 only)
- Right Of Way and Easement dated November 22, 1978 to Kerrville Telephone Company and L.C.R.A., recorded in Volume 10, Page 249, Easement Records of Kerr County, Texas. (As per Lots 59, 60, 61 & 63 only)
- Any visible and/or apparent roadways or easements over or across the subject property.
- Rights of Parties in Possession. (AS PER OWNER POLICY ONLY)

7925

RESTRICTIONS
CEDAR RIDGE SUBDIVISION
KERR COUNTY, TEXAS

THE STATE OF TEXAS §
COUNTY OF KERR § KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WILLIAM D. STEVENS, EARL D. STEVENS and ALVIN C. 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 Cedar Ridge Subdivision to the City of Kerrville, Kerr County, Texas, a plat of which subdivision having been heretofore filed in Volume 4, Page 4, 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 Cedar Ridge Subdivision 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 and covenants are as follows, to-wit:

1. The above described property herein conveyed shall be used for residential purposes only; said property shall not be used for business purposes of any character nor have any commercial or manufacturing purpose.
2. Prior to the construction or erection of any residential building and all out-buildings in connection therewith, including sewer, the plans of construction shall be approved by the CEDAR RIDGE BUILDING BOARD. Said Cedar Ridge Building Board is composed of William D. Stevens, Earl D. Stevens and Alvin C. Stevens, their heirs, executors, successors and assigns, or designees in writing.
3. No lot shall be resubdivided.
4. Not more than one primary residence shall be constructed on each lot, and no such residence shall be constructed thereon which contains less than 1,200 square feet of living area nor which is less than fifty per cent (50%) masonry construction unless it first has been approved by said Building Board. The minimum depth of building setback lines from the street fronting the lots in Cedar Ridge Subdivision shall be not less than thirty (30) feet and not less than six (6) feet from side lot lines. There can be no variations from this Fourth Paragraph unless permission is granted in writing by the said Cedar Ridge Building Board prior to any such construction. Nothing herein shall prohibit said Building Board from subdividing and resubdividing any platted lot, or tract, or part, or parcel, of land located in Cedar Ridge Subdivision and from permitting the construction of a residence of any such resubdivided tract, or part or parts of a tract of land.

5. No tent or shack shall be placed, erected or permitted to remain on the above described property, nor shall any mobile home, trailer or any structure of a temporary character be used as a residence thereon.

6. No structure shall be moved onto the above described property unless it shall conform to and be in harmony with the existing structures on other tracts or parcels of land in said Cedar Ridge Subdivision, and unless it first has been approved by said Building Board.

7. All sewage systems shall have a tank with not less than 800 gallon capacity with 200 square feet of drain line, with 12 inches of washed rock and 15 inches of felt paper. All sewage systems must comply with all health and sanitation laws of the State of Texas.

8. No signs shall be placed on any residential lot, except, however, a standard real estate FOR SALE sign.

9. 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.

10. 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.

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, Earl D. Stevens, and Alvin C. Stevens, or any person who owns any tract or parcel of land situated in the said Cedar Ridge Subdivision. 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.

VOL 172 PAGE 419
IN WITNESS WHEREOF, the undersigned has caused these
presents to be executed this the 3rd day of May,
A.D. 1974.

FILED FOR RECORD

at 2:37 o'clock P.M.

MAY 7 1974

Eddie M. Muenker
Clerk County Court, Kerr County, Texas

By Eatley with Deputy

William D. Stevens
WILLIAM D. STEVENS

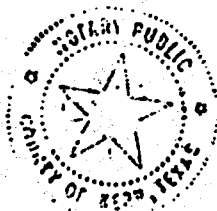
Earl D. Stevens
EARL D. STEVENS

Alvin C. Stevens
ALVIN C. STEVENS

THE STATE OF TEXAS §
COUNTY OF KERR §

BEFORE ME, the undersigned authority, on this day
personally appeared WILLIAM D. STEVENS, EARL D. STEVENS, and
ALVIN C. STEVENS, 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
consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd
day of May, A.D. 1974.



Arnell Bastian
Notary Public in and for
Kerr County, Texas

ARNELL BASTIAN
Notary Public
Kerr County, Texas

Filed for record May 7, 1974 at 2:37 o'clock P.M.
Recorded May 9, 1974
EMMIE M. MUENKER, Clerk

By Melinda A. Ahrens Deputy

WARRANTY DEED WITH VENDOR'S LIEN

8020

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THE STATE OF TEXAS §
COUNTY OF KERR §

KNOW ALL MEN BY THESE PRESENTS:

That we, G. E. LEHMANN and GORDON H. MONROE, both of Kerr County, Texas, hereinafter referred to as Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to us in hand paid by WILLIAM D. STEVENS, EARL D. STEVENS, and ALVIN C. STEVENS, all of the County of Kerr, State of Texas, hereinafter referred to as Grantees, the receipt of which is hereby acknowledged and confessed, and for which said portion of the total consideration no lien, expressed or implied, does or shall exist, AND FOR THE FURTHER CONSIDERATION of the execution and delivery by Grantees herein of that certain note in the original principal sum of \$106,990.00 of even date herewith, payable to the order of G. E. Lehmann and Gordon H. Monroe at Kerrville, Kerr County, Texas, said note being payable as follows: The first principal installment in the amount of \$7,133.00, or more, is due and payable on or before the 1st day of January, 1975; thereafter, principal installments of \$7,133.00, each, or more, are due and payable annually on or before the 1st day of January of each and every calendar year thereafter until the whole of said principal sum, plus interest at the rate of 9% per annum, has been duly paid; the first installment of interest, at the rate of 9% per annum, is due and payable July 1, 1974; thereafter, beginning January 1, 1975, interest is due and payable semi-annually on the 1st day of January and the 1st day of July of each and every calendar year until said note is paid in full, said note contains the

usual and customary Vendor's Lien note provisions and is additionally secured by a Deed of Trust of even date herewith to Lavern D. Harris, Trustee, and provides for privilege of prepayment without penalty, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto the above named Grantees, all that certain tract or parcel of land lying and being situated in the County of Kerr, State of Texas, and more particularly described as follows, to-wit:

All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, comprising 37.33 acres out of Original Survey No. 145, Thos. L. Waddel, Abstract No. 354, Kerr County, Texas, being more particularly described by metes and bounds, as follows, to-wit:

BEGINNING at an iron stake in fence the NW corner of this tract located approximately 6400 feet S. 45° W. from the North corner of Original Survey No. 145, Thos. L. Waddel;

THENCE S. 12° 28' E. 1513.5 feet to an iron stake the NE corner of Glen Oaks No. Three, Plat of which, dated June 27, 1969, is recorded in Volume 3, Page 39, of the Plat Records of Kerr County, Texas;

THENCE with the East line of said Glen Oaks No. Three, S. 18° 40' E. 327.6 feet to an iron stake its SE corner in the North line of Southway Drive;

THENCE with the North line of said Southway Drive, N. 51° 12' E. 59.7 feet, N. 59° 01' E. 121.4 feet, and N. 71° 20' E. 317.6 feet to an iron stake the SE corner of subject tract and the SW corner of Grace Bible Chapel Tract;

THENCE with the West line of said Grace Bible Chapel Tract, N. 7° 38' E. 488.0 feet to an iron stake the NW corner of said Grace Bible Chapel Tract;

THENCE S. 82° 22' E. 199.3 feet to an iron stake the NE corner of said Grace Bible Chapel Tract, in the West line of Valley View North;

THENCE with the West line of said Valley View North N. 37° 38' E. 134.8 feet, N. 17° 54' E. 226.92 feet, N. 20° 45' W. 431.6 feet, and N. 24° 55' W. 742.1 feet to an iron stake where the West line of said Valley View intersects the South line of Rim Rock Drive, the NE corner of subject tract;

THENCE S. 83° 39' W. 483.2 feet, S. 45° 00' W. 231.3 feet, and N. 79° 20' W. 36.3 feet to an iron stake in fence;

THENCE with fence S. 45° W. 129.6 feet to the PLACE OF BEGINNING.

Surveyed on the ground and field notes written by Louis Domingues, Registered Professional Engineer No. 1633, Registered Public Surveyor No. 222, Licensed State Land Surveyor and County Surveyor of Kerr County, Texas, April 16, 1974.

SAVE AND EXCEPT from the land hereinabove described the undivided one-half (1/2) non-participating royalty interest reserved by V. P. Tippet and Ergeal B. Tippet in the oil, gas and other minerals of the land above described, and being the interest in the customary one-eighth (1/8th) royalty provided in oil, gas and other mineral leases, but with no interest in the bonus or any rentals paid under any such leases being reserved and the right to execute oil, gas or other mineral leases being conveyed by V. P. Tippet and Ergeal B. Tippet to their grantees, their heirs and assigns, which said rights are hereby conveyed by Grantors herein to Grantees in this instrument, said undivided one-half (1/2) non-participating royalty interest being more fully described in that certain Correction Deed dated May 9, 1962, from V. P. Tippet and wife, Ergeal B. Tippet, to Herman A. Swan, et al, recorded in Volume 124, page 100, Deed Records of Kerr County, Texas, to which instrument and its record reference is here made for all purposes.

This conveyance is made and accepted subject to all of the applicable Glen Oaks restrictions, covenants and conditions, a copy of which is attached hereto marked Exhibit A, incorporated herein and made a part hereof by reference for all purposes, and the same shall be binding upon the Grantees, their heirs and assigns and all persons claiming under said Grantees.

Further, this conveyance is made and accepted subject to any and all utility easements and rights-of-way, if any, affecting the hereinabove described property that are valid, existing and properly of record and/or on the ground.

The Grantees shall be entitled to receive from Grantors or other holder of the herein described note, releases of specific tracts from the operation of the lien securing the payment of said promissory note at all times when said note is in a current condition upon the following terms and conditions:

1. All land desired to be released shall be released upon the payment of \$3,500.00 per acre, or proportionate part thereof, for each acre, or proportionate part thereof.
2. All applications for partial releases shall be accompanied by a metes and bounds description of the land to be released; provided, if a subdivision is laid out and the plat of the same is filed for record in the office of the County Clerk of Kerr County, Texas, then and in that event it will only be necessary to furnish a plat of such entire acreage embracing such subdivision.
3. All costs of the preparation and filing of such partial releases shall be at the sole expense of Grantees, or their heirs or assigns.
4. Under this partial release provision, holder shall not be required to release such quantity of land in location to access to public roads which would deny holder to access to unreleased lands from such public roads in the event it should become necessary to foreclose under the power of sale of the deed of trust herein provided for.
5. All payments made to obtain partial releases pursuant hereto shall be applied to the last and next preceding payments due or to become due on said note.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the above named Grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the above named Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

The wives of G. E. Lehmann and Gordon H. Monroe are not joined herein because no part of the hereinabove described property constitutes any part of the homestead, business or residential property of G. E. Lehmann and Gordon H. Monroe.

WITNESS our hands at Kerrville, Texas, this the 19th day of April, A.D. 1974.

Filed 10 Day of May A.D. 1974 at
EMMETT M. MUEHNER 4:30pm
Clerk County Court, Kerr County, Texas
By Eric Hudson Deputy

G. E. Lehmann
G. E. LEHMANN

Gordon H. Monroe
GORDON H. MONROE

THE STATE OF TEXAS §
COUNTY OF KERR §

BEFORE ME, the undersigned authority on this day personally appeared G. E. LEHMANN and GORDON H. MONROE, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19th day of April, A.D. 1974.



Arnell Bastian
Notary Public in and for
Kerr County, Texas

ARNELL BASTIAN
Notary Public
Kerr County, Texas

GLEN OAKS NO. 2, NO. 3, NO. 4 & NO. 5.
KERR COUNTY, TEXAS

RESTRICTIONS

In order to carry out a general plan of development of Glen Oaks No. 2, No. 3, No. 4 and No. 5 and in order to promote the construction of desirable residences, insure harmony in the character of such buildings in connection therewith, maintain the suitability of Glen Oaks No. 2, No. 3, No. 4 and No. 5 for private residential purposes, to carry out a general plan for the protection, benefit, use, recreation and convenience of each and every owner or purchaser of a part of the land therein, and to enhance the value of the said land located in Glen Oaks No. 2, No. 3, No. 4 and No. 5, this deed is subject to the covenants hereby made by Grantees, and made and accepted subject to the restrictions and conditions upon the premises herein conveyed as follows, to-wit:

FIRST. That these covenants are to run with the land and shall be binding on the Purchaser and all persons claiming under him until January 1, 1990, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the then owners of the majority of the land in Glen Oaks No. 2, No. 3, No. 4 and No. 5 it is agreed to change said covenants in whole or in part.

SECOND. That the above described property herein conveyed shall be used for residential purposes only; said property shall not be used for business purposes of any character nor have any commercial or manufacturing purpose.

THIRD. Prior to the construction or erection of any residential building and all out-buildings in connection therewith, including sewer, the plans of construction shall be approved by the GLEN OAKS NO. 2, NO. 3, NO. 4 and NO. 5 BUILDING BOARD. Said Glen Oaks Building Board is composed of G. E. Lehmann and Gordon H. Monroe, their heirs, executors, successors and assigns, or designees in writing.

FOURTH. Not more than one primary residence shall be constructed on the land hereinabove described and herein conveyed, and no such residence shall be constructed thereon which contains less than 1,200 square feet of living area nor which is less than fifty per cent (50%) masonry construction unless it first has been approved by said Building Board. The minimum depth of building setback lines from the ranch road fronting the tracts in Glen Oaks shall be not less than fifty (50) feet and not less than six (6) feet from side tract lines. There can be no variations from this Fourth paragraph unless permission is granted in writing by the said Glen Oaks No. 2, No. 3, No. 4 and No. 5 Building Board prior to any such construction. Nothing herein shall prohibit said building board from subdividing and resubdividing any platted lot, or tract, or part, or parcel, of land located in Glen Oaks No. 2, No. 3, No. 4 and No. 5 and from permitting the construction of a residence on any such resubdivided tract, or part or parts of a tract of land.

FIFTH. No tent or shack shall be placed, erected or permitted to remain on the above described property, nor shall any trailer or any structure of a temporary character be used as a residence thereon.

SIXTH. No structure shall be moved onto the above described property unless it shall conform to and be in harmony with the existing structures on other tracts or parcels of land in said Glen Oaks No. 2, No. 3, No. 4 and No. 5, and unless it first has been approved by said Building Board.

SEVENTH. No water from "Camp Meeting Creek", the stream of water or any stream of water located on Glen Oaks No. 2, No. 3, No. 4 and No. 5 properties shall be removed for domestic, stock raising, irrigation, or any other purpose. No swine shall ever be permitted to be placed or kept in Glen Oaks No. 2, No. 3, No. 4 and No. 5.

Such covenants, restrictions and conditions are to be binding upon and be observed by the said Purchaser herein, as well as his heirs, executors, administrators and assigns, and to run in favor of and be enforceable by injunction and any other remedy provided by law, all of which remedies are to be cumulative, by said Building Board or any person who shall own any part of the land located in Glen Oaks No. 2, No. 3, No. 4 and No. 5.

EXHIBIT A

Filed for record May 10, 1974 at 4:30 o'clock P. M.

Recorded May 14, 1974

EMMIE M. MUENKER, Clerk

By Melinda Adams Deputy

02703

Modification of Restrictions VOL 369 PAGE 50
Cedar Ridge Subdivision
Kerr County, Texas

Now therefore know all men by these presents, that the undersigned property owners of the Cedar Ridge Subdivision desire to modify and re-publish covenants, conditions and restrictions of the instruments designated as Restrictions for the Cedar Ridge Subdivision. Said restrictions are filed of record in Vol. 172, Page 416 of the Kerr County Deed Records.

All restrictions and modifications shall apply to all tracts of land in said subdivision; a plat of said subdivision having been heretofore filed in Volume 4, Page 4 of the Plat Records of Kerr County, Texas.

All restrictions and modifications, as herein adopted, shall be in effect from date of filing irrespective of any alleged previous restriction violations.

Covenants are to run with the land and shall be binding on grantees and all persons acquiring title under them until January 1, 2005, at which time said covenants and restrictions shall automatically be extended for successive periods of ten (10) years. However, by duly recorded instruments, signed by a majority of the property owners in said subdivisions, said covenants, conditions and restrictions may be changed in whole or in part at any time after the adoption of this Modification of Restrictions.

If grantees or any of their respective heirs, successors or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any of the real property situated in the above referred to Cedar Ridge Subdivision, to prosecute any proceedings at law or in equity against any person or persons violating or attempting to violate any such covenants either to restrain violation or to recover damages.

BUILDING BOARD: A three member building board will serve as the representative of all Cedar Ridge Subdivision property owners to provide authority and enforcement of the restrictions, reservations and covenants contained in this document. The building board members shall consist of property owners in residence in Cedar Ridge Subdivision.

Initially the building board shall consist of Fred Holland, David Howard, and Russel Rathsam.

Upon resignation or inability of a member to continue, the remaining board members shall select a replacement and so indicate in writing.

1. **LAND USE:** The above described property herein conveyed shall be used for residential purposes only; said property shall not be used for business purposes of any character, nor have any commercial or manufacturing purpose. The term "Residential Purposes" shall mean single family dwellings constructed on the property site. No more than one dwelling shall be located on any platted lot, tract, part of parcel of land located in Cedar Ridge Subdivision.

2. **APPROVAL OF CONSTRUCTION PLANS, SEPTIC SYSTEMS AND OUTBUILDING:** Prior to the start of construction of any dwelling, or subsequent exterior additions, or modifications to an existing dwelling on any platted lot, tract, part or parcel of land located in the Cedar Ridge Subdivision, the building plans of such dwelling, exterior additions or modifications to existing dwellings, must first be submitted to the Cedar Ridge Subdivision Building Board for approval.

Dwelling construction plans must also be accompanied by a certified approval from the UGRA, or the acting authority for waste water disposal, for the complete septic system to be used for said dwelling.

Plans for the construction of any outbuildings larger than 100 square feet in floor space must be approved by the Building Board before any construction is started.

A written notice, reflecting the approval or disapproval of the submitted building plans and septic system will be either mailed or delivered to the property owner by the Building Board within 10 days after receipt of the dwelling and/or outbuilding plan and plat.

3. DWELLING SIZE, BUILDING SET-BACK AND EXTERIOR MATERIAL: No dwelling shall be constructed on any platted lot, tract, part, or parcel of land located in the Cedar Ridge Subdivision which contains less than 1500 square feet of living area. The living area shall be exclusive of open porches, terraces, patios, driveways, carports and garages.

The minimum depth of set-back for dwellings in the Cedar Ridge Subdivision is 30 feet as measured from the surveyed line fronting each platted lot, tract, part or parcel of land, and not less than 6 feet from side lot lines.

All dwellings (including all additions and modifications subsequently made to any dwelling) constructed on any platted lot, tract, part, or parcel of land located in the Cedar Ridge Subdivision must have not less than 50% of the exterior walls covered by brick, masonry, Austin stone, or similar material. (Masonry is not be construed as including painted or unpainted concrete blocks or common clay tiles). No asbestos shingle siding shall be permitted as an exterior siding on any dwelling.

A garage or carport must be provided with each dwelling.

Roofs must be composition shingles, unless a variation is granted at the discretion of the Building Board.

All construction upon residential lots shall be completed within a reasonable period of time, not to exceed one year.

4. RESUBDIVIDING: No lot shall be resubdivided.

5. MOBILE HOMES, MODULAR HOMES AND PREFABRICATED HOMES: No prefabricated structure of any type to be used as a dwelling unit or part of a dwelling unit shall be moved onto any platted lot, tract or parcel of land located in Cedar Ridge Subdivision. Temporary buildings used during construction must be removed immediately upon completion of construction.

6. ANIMALS: No poultry or livestock, may be kept on any platted lot, tract, part or parcel of land located in the Cedar Ridge Subdivision. Dogs, cats or other domesticated household pets may be kept provided they are not kept, bred or maintained for any commercial purposes.

7. PROPERTY MAINTENANCE: The owner of each lot shall keep same free of weeds and debris so as to maintain the lot in keeping with surrounding and adjacent properties. Except for materials and equipment to be used in original construction or remodeling, storage of any materials or any type of inoperable vehicle is prohibited on that portion of a lot between the street and a line parallel to the street, and even with the rearmost wall of the dwelling.

8. EASEMENTS: The use of easements as shown on the recorded plat are granted to Kerr County, to the Public and to Utility companies as set forth on said plat for the purposes of roads, drainage, water, electrical and telephone lines and conduits. In the event that no easements are shown on said recorded plat, then 10 feet in front of the surveyed lot line across the front of each and every lot is reserved and hereby dedicated for utility purposes. No structure shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of water through drainage channels in the easements. The easement area of each lot shall be maintained by the owner of the lot except where the County or Public Authority of Utility companies have agreed to assume responsibility.

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

SIGNATURE OF
PROPERTY OWNER(S):Liza G. CarnotLiza G. Carnot (L. G. CARNOT)
please type or print name(s)

ADDRESS:

1443 CEDAR RIDGEABERDEEN, MARYLAND 21005STATE OF ~~TEXAS~~ABERDEEN MD 21005

COUNTY OF

Harper Co

This instrument (a modification of the Cedar Ridge

Restrictions) was acknowledged before me on this 28 day

of

January 1986, byMarcel Griggsby
Notary Public, State of ~~Texas~~ Md.

My Commission Expires

July 1986

MARCEL GRIGGSBY

NOTARY PUBLIC STATE OF MARYLAND

Stamped by Commission Expires July 1, 1986 Public.

SIGNATURE OF

PROPERTY OWNER(S):

Dorothy J. PearceDorothy J. Pearce

please type or print name(s)

ADDRESS:

414 Valley View NorthKerrville, Texas 78028

STATE OF TEXAS

x

COUNTY OF

Kerr

x

This instrument (a modification of the Cedar Ridge

Restrictions) was acknowledged before me on this 28th dayJanuary

1986, by

Rose M. Browning
Notary Public, State of Texas

My Commission Expires:

8/1/89

Rose M. Browning

Stamped or printed name of Notary Public.



SEAL

SIGNATURE OF
PROPERTY OWNERS(S):Carolyn AgoldCarolyn Agold

please type or print name(s)

ADDRESS: 606 DouglasKerrville, Texas 78028STATE OF TEXAS ☒COUNTY OF Kerr ☒

This instrument (a modification of the Cedar Ridge
Restrictions) was acknowledged before me on this 30th day

of January

1986, by

Elizabeth KleinNotary Public, State of Texas
Elizabeth KleinMy Commission Expires: 11-7-88Elizabeth Klein

Stamped or printed name of Notary Public.

SIGNATURE OF
PROPERTY OWNERS(S):Cecil W. WingfieldCecil W. Wingfield

please type or print name(s)

ADDRESS: 404 Earl DriveKerrville, TX. 78028STATE OF TEXAS ☒COUNTY OF Kerr ☒

This instrument (a modification of the Cedar Ridge
Restrictions) was acknowledged before me on this 11th day

of February

1986, by

Don L. Mosley

Notary Public, State of Texas

My Commission Expires: 6/13/88Don L. Mosley

Stamped or printed name of Notary Public.

Kerrville, Texas
My Comm.6/13/88

SIGNATURE OF
PROPERTY OWNER(S):Ardis C. WebbARDIS C. WEBB

please type or print name(s)

ADDRESS:

401 Earl DrKerrville, Tx 78028

STATE OF TEXAS

COUNTY OF KERR

This instrument (a modification of the Cedar Ridge

Restrictions) was acknowledged before me on this 28th dayof January

1986, by

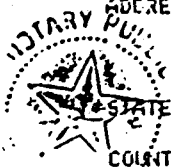
David L. Howard
Notary Public, State of TexasMy Commission Expires: 11/1/87JANE E. DANZ

Stamped or printed name of Notary Public.

SIGNATURE OF
PROPERTY OWNER(S):David L. Howard Rita C. HowardDAVID L. HOWARDRITA C. HOWARD

please type or print name(s)

ADDRESS:

402 Earl DriveKerrville, Texas 78028

STATE OF TEXAS

COUNTY OF

This instrument (a modification of the Cedar Ridge

Restrictions) was acknowledged before me on this ____ day

of

1986, by

David L. Howard
Notary Public, State of TexasMy Commission Expires: 11/1/87

Stamped or printed name of Notary Public.

SEAL

SIGNATURE OF
PROPERTY OWNER(S):Milton M. C. [Signature][Signature]
please type or print name(s)

ADDRESS:

[Signature][Signature]

STATE OF TEXAS

COUNTY OF

This instrument (a modification of the Cedar Ridge

Restrictions) was acknowledged before me on this dayof 1986, by [Signature]
Notary Public, State of TexasMy Commission Expires [Signature]
Stamped or printed name of Notary Public.SIGNATURE OF
PROPERTY OWNER(S):[Signature]Robert R. Woodward

please type or print name(s)

ADDRESS:

.. O. B. x 630Kerrville, Texas 78020

STATE OF TEXAS

COUNTY OF Kerr

This instrument (a modification of the Cedar Ridge

Restrictions) was acknowledged before me on this 22nd dayof January 1986, by [Signature]
Notary Public, State of TexasMy Commission Expires [Signature]
Stamped or printed name of Notary Public.

SIGNATURE OF
PROPERTY OWNERS(S):Vernon G. Agold

please type or print name(s)

ADDRESS:

606 DOUGLASKERRVILLE, TEXAS 78028

STATE OF TEXAS

X

COUNTY OF

KERR X

This instrument (a modification of the Cedar Ridge
Restrictions) was acknowledged before me on this 29th day

of January

1986, by

Dixie L. Kincaid
Notary Public, State of Texas

My Commission Expires:

5-24-89DIXIE L. KINCAID
Stamped or printed name of Notary Public.SIGNATURE OF
PROPERTY OWNERS(S):Janet L. Espolota

please type or print name(s)

Janet L. Espolota

ADDRESS:

406 Alvin Dr.Kerrville TX 78028

STATE OF TEXAS

X

COUNTY OF

KERR X

This instrument (a modification of the Cedar Ridge
Restrictions) was acknowledged before me on this 24th day



1986, by

Edith Y. Spalding
Notary Public, State of Texas

My Commission Expires:

5-9-89EDITH Y. SPALDING
Stamped or printed name of Notary Public.

SEAL

SIGNATURE OF
PROPERTY OWNERS(S):Mrs. J. H. Donaldson
MRS. J. H. DONALDSONJ. H. Donaldson
please type or print name(s)
J. H. DONALDSON

ADDRESS:

420 Valley View N.
Kennel, TX. 78028

STATE OF TEXAS

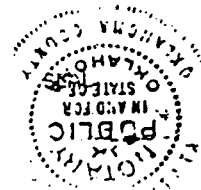
COUNTY OF KERN

This instrument (a modification of the Cedar Ridge
Restrictions) was acknowledged before me on this 26 dayof July 1986, by Not. J. J. Smith
Notary Public, State of TexasMy Commission Expires: 6-26-87John J. Smith
Stamped or printed name of Notary PublicSIGNATURE OF
PROPERTY OWNERS(S):Charles F. Mader Ferry J. MaderCharles F. Mader Ferry J. Mader
please type or print name(s)

ADDRESS:

3004 Eagle Pass Dr.
Edmond, OK 73031STATE OF ~~TEXAS~~

COUNTY OF

This instrument (a modification of the Cedar Ridge
Restrictions) was acknowledged before me on this 10th dayof February 1986, by Vivian K. Kason
Notary Public, State of ~~Texas~~ OklahomaMy Commission Expires: 1-9-87Vivian K. Kason
Stamped or printed name of Notary Public.

SIGNATURE OF
PROPERTY OWNERS(S):Linda HerringtonLinda Herrington

please type or print name(s)

ADDRESS:

STATE OF TEXAS

COUNTY OF Kerr

This instrument (a modification of the Cedar Ridge

Restrictions) was acknowledged before me on this 30 dayof March

1980, by

Diane H. Green
Notary Public, State of TexasMy Commission Expires: 9-10-89DIANE H. GREEN
Stamped or printed name of Notary Public.

SEAL

SIGNATURE OF
PROPERTY OWNERS(S):Hillis Earl HerringtonRuth Herrington

please type or print name(s)

ADDRESS:

400 Earl DriveKerrville, Texas 78028

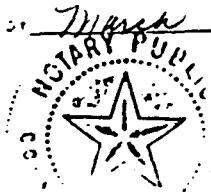
STATE OF TEXAS

COUNTY OF Kerr

This instrument (a modification of the Cedar Ridge

Restrictions) was acknowledged before me on this 30 dayof March

1980, by

Diane H. Green
Notary Public, State of TexasMy Commission Expires: 9-10-89DIANE H. GREEN
Stamped or printed name of Notary Public.

SEAL

SIGNATURE OF
PROPERTY OWNERS(S):

[Signature]
please type or print name(s)

ADDRESS:

410 [unclear]
Kelleyville, Tenn. 37057

STATE OF TENN.

COUNTY OF KNOX

This instrument (a modification of the Cedar Ridge
Restrictions) was acknowledged before me on this 14th day

of January 1980, by [Signature]
Notary Public, State of Texas

[Signature]
My Commission Expires 9-15-87

[Signature]
Stamped or printed name of Notary Public.



STATE OF TEXAS I

COUNTY OF KERR I

This instrument was acknowledged before me on the 29th day
of March, 1986 by _____

Mrs Ruth Beall 412 Earl Dr.

RUTH BEALL

Mrs Betty Davoren 408 Earl Dr.

BETTY DAVOREN

Mrs Bessie Cassidy 408 Earl Dr.

BESSIE CASSIDY

Janice R. Wingfield 404 Earl Drive

JANICE R. WINGFIELD

Edna A. Holland 304 Earl Drive

EDNA A. HOLLAND

Joseph H. Holland
Notary Public, Kerr County, Texas

My Commission Expires: 8-29-88

Joseph H. Holland
Stamped or printed name of Notary Public



STATE OF TEXAS I

COUNTY OF KERR I

This instrument was acknowledged before me on the 21 dayof January, 1986 by _____Wilhelmina V. AndersonWILHELMINA V. ANDERSON610 Rim Rock RoadJulia M. Holmes 300 Earl Dr.Joe B. Holmes 300 EARL DR.Lillian C. Phillips 303 Earl Dr.Marguerite H. Campbell 403 Earl Dr.Harriet L. Lansen 614 Rim Rock Rd.Gilbert E. Lansen 614 Rim Rock Road.Robert E. Nathanson 405 Olive Dr.Thelma E. Nathanson 424 Valley View North.Louise L. Hatfield 412 Earl Dr.Dan E. Beall 405 Olive Dr.Russell C. Nathanson 414 Valley ViewMiss H. Hostetler "Donna A. Hostetler 304 EARL DR.Frederick C. Holland 302 Earl Dr.George A. Norman 302 Earl Dr.Josephine M. Norman

Fred C. Artz
Notary Public, Kerr County, TexasMy Commission Expires: 7-21-88FRED C. ARTZ
Stamped or printed name of Notary Public

STATE OF TEXAS I
COUNTY OF KERR I

This instrument was acknowledged before me on the 5th day

of January, 1986 by

<u>Bettie L. Lewis</u>	<u>4221 Valley View North</u>
<u>Carl B. Lewis</u>	<u>422 Valley View North</u>
<u>Charles B. Lewis</u>	<u>418 Valley View North</u>
<u>Robert G. Charter</u>	<u>408 Carl Lane</u>
<u>William T. Dwyer</u>	<u>406 Maple Drive</u>
<u>Thomas T. Cassidy Jr.</u>	<u>State Farm Drive</u>
<u>T. J. Cassidy Jr.</u>	<u>406 Maple Drive</u>

[Signature]
Notary Public, Kerr County, Texas

My Commission Expires: _____

Joseph H. Arnold
Stamp or printed name of Notary Public



FILED FOR RECORD

at 1:43 o'clock P.M.

APR 3 1986

PATRICIA DYE

Clert County Court, West County, Texas

By Annmarie G. Hewitt Deputy

Return To:
George A. Norman
302 Earl Dr.
Kerrville, Tx. 79028