

WOOD RIDGE ESTATE SRESTRICTIONS

Volume 223, Page 644, 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

- Water System Agreement dated April 27, 1979, recorded in Volume 220, Page 655, Deed Records of Kerr County, Texas.
- Easements as per plat recorded in Volume 4, Page 175, Plat Records of Kerr County, Texas.
- Building Set Back Lines as per the Restrictions recorded in Volume 223, Page 644, 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)

794249

VOL 223 PAGE 644

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

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

WHEREAS, Declarant is the owner of certain real property described in Deed from Grady Tuck, Jr., to Reginald A. Tuck and David P. Braden, Jr., appearing of record in Volume 218, at Page 156, of the Kerr County Deed Records, which property has been subdivided into various parcels as shown by Plat of Wood Ridge Estates dated July 20, 1979, and appearing of record in Volume 4, at Page 175, of the Kerr County Plat Records, reference to which is hereby made for all purposes; and

WHEREAS, it is deemed to be to the best interest of Declarant and of the persons who may purchase lots described in and covered by said plat that there be established and maintained a uniform plan for the improvement and maintenance of lots in the subdivision;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Declarants hereby declare that the property described in the Plat of Wood Ridge Estates, shall be held, transferred, sold and conveyed, improved, and occupied subject to the covenants, conditions, restrictions, and easements as hereinafter set forth, which shall run with the property and be binding on all parties having any interest therein.

ARTICLE I

DEFINITIONS

Section 1: "Declarant" shall mean and refer to Reginald A. Tuck and David P. Braden, Jr., individually and d/b/a Tuck-Braden Investments.

Section 2: "Declaration" shall mean and refer to this Declaration of Covenants, Conditions and Restrictions.

Section 3: "Lot" shall mean and refer to those tracts of land shown on the Plat of Wood Ridge Estates.

Section 4: "Owner" shall mean (a) the person or persons holding a fee simple title interest in a lot; or (b) the purchasers under an installment sales contract from an owner.

ARTICLE II
RESTRICTIONS

In order to carry out a general plan of development of Wood Ridge Estates, a subdivision of Kerr County, Texas, 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 said Wood Ridge Estates, 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 said land located in said Wood Ridge Estates all sales of lots shall be subject to the restrictions and conditions upon the premises as follows, to-wit:

FIRST: That these covenants are to run with the land and shall be binding on the Purchaser(s) and all persons claiming under him until January 1, 1990, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote, of the then owners of the majority of the land in Wood Ridge Estates, a subdivision of Kerr County, Texas, 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 purposes.

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 Wood Ridge Estates Building Board. Said

Board is composed of Reginald A. Tuck and David P. Braden, Jr., 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 1,500 square feet of living area nor which the exterior of the vertical walls 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 Wood Ridge Estates, a subdivision of Kerr County, Texas, shall be not less than twenty-five feet (25') and not less than six feet (6') from side tract lines. There can be no variations from this Fourth paragraph unless permission is granted in writing by the said Wood Ridge Estates Building Board prior to any such construction.

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 Wood Ridge Estates, and unless it first has been approved by said Building Board.

SEVENTH: No swine or any commercial livestock operation shall be permitted.

ARTICLE III

GENERAL PROVISIONS

Section 1: Enforcement. Declarants, their heirs or assigns, or any owner shall have the right to enforce this Declaration by any proceeding at law or in equity.

IN WITNESS WHEREOF, this Declaration has been executed
on this the 21st day of July, A.D., 1979.

FILED FOR RECORD

at 1:20 o'clock P.M.

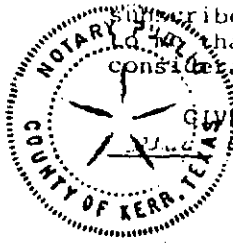
JUL 23 1979

EMMIE M. MUENKER
Clerk County Court, Kerr County, Texas
By Anna W. Witt Deputy

Reginald A. Tuck
REGINALD A. TUCK
David P. Braden, Jr.
DAVID P. BRADEN, JR.

THE STATE OF TEXAS §
 §
COUNTY OF KERR §

BEFORE ME, the undersigned authority, on this day personally appeared REGINALD A. TUCK and DAVID P. BRADEN, JR., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes and consideration therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21st day of July, A.D., 1979.

Ella Turner
NOTARY PUBLIC in and for
Kerr County, Texas
Ella Turner
Notary Public, Kerr County, Texas
My Commission Expires August 16, 1980

My Commission Expires:

August 16, 1980

794249

VOL 223 PAGE 648

Declaration of Covenants, Conditions and Restrictions
Wood Ridge Estates to The Public
FILED FOR RECORD at 1:20 o'clock, P.M. JUL 23 1979 ERNEST M. MUENKER Clerk County Court, Kerr County, Texas By <i>[Signature]</i> Deputy
Return to: JOE GRADY TUCK ATTORNEY AND COUNSELOR AT LAW Realty & Professional Bldg. 1704 Sidney Baker Kerrville, Texas 78028

Joe Grady Tuck