

FOX RIDGE RESTRICTIONS

Volume 8, Page 147, Plat Records of Kerr County, Texas; File No. 14-06544, Official Public 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 and Right of Way dated May 7, 1937 to Texas Power & Light Company, recorded in Volume 61, Page 13, Deed Records of Kerr County, Texas. (Lots 5, 6 & 7 only)
- Easement and Right Of Way dated August 3, 1936 to Texas Power & Light Company, recorded in Volume 59, Page 429, Deed Records of Kerr County, Texas. (Lots 5, 6 & 7 only)
- 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.
- Easement dated May 9, 1952 to L.C.R.A., recorded in Volume 2, Page 521, Easement Records of Kerr County, Texas. (Lots 5,6 & 7 only)
- Easement and Right Of Way dated October 25, 1968 to L.C.R.A., recorded in Volume 5, Page 408, Easement Records of Kerr County, Texas.
- Easement dated March 18, 1981 to Kerrville Telephone Company and L.C.R.A., recorded in Volume 12, Page 394, Easement Records of Kerr County, Texas. (Lots 3 & 4 only)
- Utility Easements and "Developer Initiated No Build Line" as per the plat recorded in Volume 8, Page 147, Plat Records of Kerr County, Texas.
- All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- Any visible and/or apparent roadways or easements over or across the subject property.
- Rights of Parties in Possession. (AS PER OWNER'S POLICY ONLY)



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UTILITY EASEMENTS

Grantor hereby retains and grants perpetual easements for the installation of
utilities and all necessary appurtenances thereto, whether installed in the air,
upon the surface or underground, as shown on this plat and along and within
the boundaries of the front, rear and side lines of all lots and/or tracts and
along the outer boundaries of all streets, boulevards, lanes,
drives and roads of the subdivision, and
along the outer boundaries of all streets, boulevards, lanes,
drives and roads where lines of individual lots and/or tracts are located to
be placed of permitted to remain within the easement areas

which may damage or interfere with installation and maintenance of
utilities. The easement area of each lot and/or tract and all improvements
thereon shall be maintained by the owner of said lot and/or tract, except for
those improvements for which an authority or utility company is responsible.
Utility companies or their employees and contractors including without
limitation Kerrville Public Utility Board and Windstream Communications are
hereby assigned and granted all of the rights herein necessary and
convenient for the full enjoyment of the rights herein granted, including but
not limited to the free right of ingress to and egress from said right of way
and said easement, and the right from time to time to remove all trees,
undergrowth and other obstructions that may injure, endanger or interfere
with the operation of said installations. The easement rights herein reserved
include the privilege of anchoring any support cables or other devices
outside said easement when deemed necessary by the utility to support
equipment within said easement and the right to install wires and/or cables
over some portions of said lots and/or tracts not within said easement so
long as such items do not prevent the construction of buildings on any of
the lots and/or tracts of this subdivision.

The utility easements shown and/or noted hereon are
satisfactory and in compliance with the requirements of
the undersigned utility companies.

Handwritten signature

FO

14-06544

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
FOX RIDGE**

This Declaration of Covenants, Conditions and Restrictions (hereinafter termed the "Declarations") is made on this the 16th day of October, 2014 by Raymond Morreale and wife, Leslie Morreale; Kenneth Oborn and wife, Judith Oborn; Jack Frisina; Nicole DiMarzo; and Dominique DiMarzo (hereinafter referred to as "Declarants")

WHEREAS, Declarants are the owner of the Real Property being also known as Fox Ridge, a subdivision in Kerr County, Texas, according to the map on plat thereof recorded in Volume 8, Page 147, Plat Records of Kerr County, Texas (the "Property").

WHEREAS, Benjamin Lucas Harper, is purchasing from Declarants all that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, and being Lot 1, of Fox Ridge, a subdivision of Kerr County, Texas, according to the plat of said subdivision recorded in Volume 8, Page 147, Plat Records of Kerr County, Texas.

WHEREAS, Dewayne Davis and Amber Davis are purchasing from Declarants all that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, and being Lot 2, of Fox Ridge, a subdivision of Kerr County, Texas, according to the plat of said subdivision recorded in Volume 8, Page 147, Plat Records of Kerr County, Texas.

NOW THEREFORE, Declarant hereby declares that the Property shall be held, sold and conveyed subject to the following restrictions, covenants, and conditions which are imposed on the Fox Ridge which are for the purpose of enhancing and protecting the permanent value and the desirability of to promote and protect the rights of the people to PRIVATE OWNERSHIP OF LAND, and which shall be binding on an inure to the benefit of all parties having any right, title or interest in any property within Fox Ridge to run with the real property and any part thereof, their heirs, successors, and assigns.

1. Not more than one primary residence shall be constructed on each lot.
2. No structure of a temporary character, including, but not limited to, any trailer, tent, shack, garage, barn, automobile, bus, motor home or mobile home or other outbuilding, and no manufactured home or prefabricated structure shall be used on any Lot at any time as a residence, either temporary or permanently. No tent or shack shall be placed, erected or permitted to remain on the above describe property.
3. No outdoor toilet shall be erected, placed or permitted to remain on any lot. All individual sewage disposal systems shall be located, constructed, and equipped in accordance with the standards and requirements which are substantially equal to or exceed the minimum requirements for such systems as specified by governmental units have jurisdiction in such matters.
4. No lot shall be used or maintained as a dumping ground for garbage or other

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OF FOX RIDGE

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trash. No automobile, truck, trailer or other vehicle shall be abandoned on this property.

5. The Developer initiated no build line established in the plat for Fox Ridge recorded in Volume 8, Page 147, Plat Records of Kerr County, Texas is hereby released and terminated.

6. The minimum depth of building setback lines from the street fronting the lots in the Fox Ridge Subdivision shall be not less than 20 feet; not less than 6 feet from the side lot lines; and not less than 60 feet from the rear lot lines.

7. There can be no variations from these restrictions, provisions, reservations, conditions and covenants. The above restrictions, reservations, covenants and conditions shall be enforceable by injunction and any other remedy provide by law.

8. Any determination by any court of competent jurisdiction that any provision of this Declaration is invalid or unenforceable shall not affect the validity or enforceability of any of the other provision hereof. Invalidation of any provision, term, or condition of this Declaration shall in no way affect any other provision, term, or condition, all of which shall remain in full force and effect.

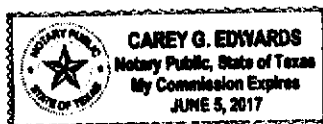
9. These covenants are to run with the land and shall be binding on each and every owner, his or their heirs, assigns, successors, administrators and all persons claiming under such owner until January 1, 2024, at which time said restriction shall be automatically extended for successive periods of ten (10) years each, unless an instrument, signed by not less than the owners of a majority of the Lots, has been recorded agreeing to amend or change, in whole or part, this Declaration.

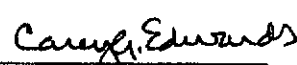

Jack Frisina

THE STATE OF TEXAS

COUNTY OF Kerr


This instrument was acknowledged before me on the 17th day of October, 2014 by Jack Frisina.




Notary Public, State of Texas

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OF FOX RIDGE

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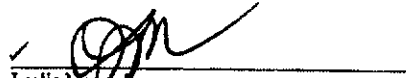

Raymond Morreale

THE STATE OF FLCOUNTY OF LEE§
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This instrument was acknowledged before me on the 17 day of October, 2014 by
Raymond Morreale.




Notary Public, State of FL


Leslie Morreale

THE STATE OF FLCOUNTY OF LEE§
§
§

This instrument was acknowledged before me on the 17 day of October, 2014 by
Leslie Morreale.




Notary Public, State of FL

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OF FOX RIDGE

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Kenneth Oborn

Kenneth Oborn

THE STATE OF FLORIDA
COUNTY OF LEE

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This instrument was acknowledged before me on the 16 day of October, 2014 by
Kenneth Oborn.

Ramon Quinones

Notary Public, State of Florida

Judith Oborn

Judith Oborn

THE STATE OF FLORIDA
COUNTY OF LEE

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This instrument was acknowledged before me on the 16 day of October, 2014 by
Judith Oborn.

Ramon Quinones

Notary Public, State of Florida

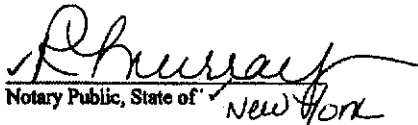
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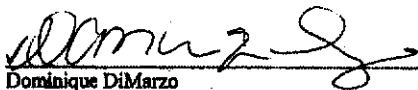

Nicole DiMarzo

THE STATE OF New York §
COUNTY OF Nassau §
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This instrument was acknowledged before me on the 11 day of October, 2014 by Nicole DiMarzo.

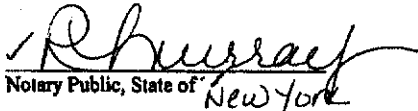

Notary Public, State of New York

ROBIN A. MURRAY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MU6279707
Qualified in Suffolk County
My Commission Expires April 18, 2017


Dominique DiMarzo

THE STATE OF New York §
COUNTY OF Nassau §
§

This instrument was acknowledged before me on the 11 day of October, 2014 by Dominique DiMarzo.


Notary Public, State of New York

ROBIN A. MURRAY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MU6279707
Qualified in Suffolk County
My Commission Expires April 18, 2017

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OF FOX RIDGE

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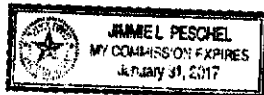
Benjamin Lucas Harper
Benjamin Lucas Harper

THE STATE OF TEXAS

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COUNTY OF KERR

This instrument was acknowledged before me on the 21st day of October, 2014 by Benjamin Lucas Harper.



Jimmie L. Peschel
Notary Public, State of Texas

Dewayne Davis
Dewayne Davis

Amber Davis
Amber Davis

THE STATE OF TEXAS

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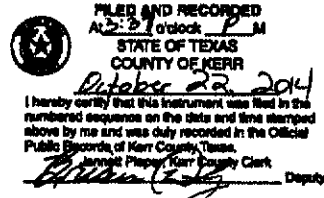
COUNTY OF KERR

This instrument was acknowledged before me on the 21st day of October, 2014 by Dewayne Davis and Amber Davis.



Jimmie L. Peschel
Notary Public, State of Texas

FILED BY AND RETURN TO:
Fidelity Abstract & Title Co.
829 Jefferson Street
Kerrville, Texas 78028
GF#: 140601F / JLP



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OF FOX RIDGE

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