

1949/4572

... shall be located on any lot nearer than 15 feet to the front lot line, or nearer than 5 feet to any interior lot line. No dwelling shall be located on any interior lot nearer than 25 feet to the side street line. For the purposes of this covenant, every lot or lots shall not be considered as a part of another lot unless the same are shown as such in the plat thereof recorded in the Travis County Plat Records, does in said addition save and except the following three lots, to wit: Lot No. 11 in Block No. 6, Lot No. 9 in Block No. 7,

4. No building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 15 feet to any side street line. No bldg shall be located nearer than 5' to an interior lot line. No dwelling shall be located on any interior lot nearer than 25' to the rear lot line.

... shall be located on any lot nearer than 15 feet to the front lot line, or nearer than 5 feet to any interior lot line. No dwelling shall be located on any interior lot nearer than 25 feet to the side street line. For the purposes of this covenant, every lot or lots shall not be considered as a part of another lot unless the same are shown as such in the plat thereof recorded in the Travis County Plat Records, does in said addition save and except the following three lots, to wit: Lot No. 11 in Block No. 6, Lot No. 9 in Block No. 7,

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7. No building, structure, or improvement or addition thereto shall be erected or placed on the lot except in accordance with the provisions of the zoning ordinance and the rules and regulations of the Board of Health and the Board of Public Works.

8. No business or professional activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

9. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. No previously constructed building shall be moved on any lot.

10. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

11. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, used, or maintained for any commercial purpose.

12. 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. All incinerators or waste equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

13. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty-five (35) years from the date these covenants are recorded. After which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, purporting to change said covenants in whole or in part.

14. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation, to correct violation or to recover damages.

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4. No building shall be erected or used in any lot having a width of less than 20 feet, and no building shall be erected on any lot having a depth of less than 100 feet.

5. No building shall be occupied as living quarters until all outside sanitary sewers shall have been installed and in use. Every residence shall have two doors opening to the outside, namely, a front door, or other door opening, shall be located to the rear of the dwelling house, shall be tightly and of best construction, and if of wooden construction painted with two coats of paint at the time of construction.

7. Easements for installation and maintenance of utilities and drainage facilities as shown on the recorded plat and over the rear five feet of each lot.

8. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

9. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. No previously constructed building shall be moved on any lot.

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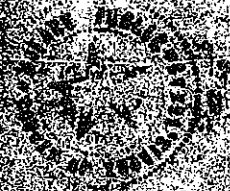
12. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

13. These covenants are to run with the land and shall

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared EMIL LIMBERG, known to me to be the person whose name and address is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in full and free and lawful possession, and in full and lawful authority.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27th day of July, 1949.



Virginia Williams
Notary Public in and for
Tarrant County, Texas

WITNESSES my hand and seal this 27th day of July, 1949 at 4:30 P.M. Recorded July 29, 1949 at 10:25 A.M.

EMIL LIMBERG, Clerk of the County Court
County of Tarrant, Texas
I, EMIL LIMBERG, Clerk of the County Court, do hereby certify that the within and last foregoing instrument is a true and correct copy of the original as the same is found in the records of the County Court of Tarrant County, Texas, and that the same is a true and correct copy of the original as the same is found in the records of the County Court of Tarrant County, Texas.
Witness my hand and seal this 27th day of July, 1949.
EMIL LIMBERG
Clerk of the County Court, Tarrant County, Texas

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