

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
 § E390506 118-01-1245
 COUNTY OF HARRIS §

Whereas FIRST GENERAL REALTY CORPORATION, hereinafter called "First", for BRIAR VILLAGE VENTURE being owner being owner of that certain 17.4834 acre tract of land which has been heretofore platted and subdivided into that certain subdivision known as Briar Village, Section IV according to the plat filed of record in the office of the Clerk of Harris County, Texas in Volume 222, Page 11 of the Map Records does hereby establish, adopt and promulgate the following reservations, restrictions, covenants, and easements to apply uniformly to the use, occupancy and conveyance of all lots in said Briar Village, Section IV (described below) for the benefit of the present and future owners of said lots and the Briar Village Community Association, Inc.:

Block 6: 18 through 28
 Block 20: 13 through 26
 Block 21: 1 through 36

1. **Single Family Residential Construction.** No building shall be erected, altered or permitted to remain on any lot other than one detached single family residential dwelling not to exceed two and one-half (2-1/2) stories in height and a private garage for not more than a three (3) cars and bona fide servants' quarters which structures shall not exceed the main dwelling in height or number of stories and which structure may be occupied only by a member of the family occupying the main residence on the building site or by domestic servants employed on the premises.
2. **Architectural Control.** No buildings or improvements of any character shall be erected or placed or the erection begun, or changes made in the design thereof after original construction, on any lot until the construction plans and specifications and a plot plan showing the location of the structure or improvements has been submitted to and approved by the Architectural Control Committee consisting of P. D. Sherrill, S. F. Gilmore and K. A. Sumimski or its assignee hereinafter provided for as to compliance with these restrictions, as to quality of material, harmony of external design with existing and proposed structures and as to location with respect of topography and finish grade elevation. In the event the Committee fails to approve or disapprove within thirty (30) days after the receipt of the required documents, approval will not be required and the related covenants set out herein shall be deemed to have been fully satisfied.
3. **Minimum Square Footage Within Improvements.** The living area on the ground floor of the main structure exclusive of open porches and garages shall not be less than fourteen hundred (1,400) square feet for one-story dwellings nor less than one thousand (1,000) square feet for a dwelling of more than one story. The total square feet for a multi-story dwelling shall be not less than eighteen hundred (1,800) square feet.
4. **Location of the Improvements Upon the Lot.** No building shall be located on any lot nearer to the front line or nearer to the street side line than the minimum building setback line shown on the recorded plat. No building shall be located on any lot nearer than ten (10) feet to any side street line. The main residential structure (exclusive of detached garages and out buildings) shall be located no less than fifteen (15) feet from the rear property line. Subject to the provisions of Paragraph 5, no building shall be located nearer than five (5) feet to an interior lot line except that a garage or other permitted accessory building located seventy-five (75) feet or more from the front line may be a minimum distance of three (3) feet from an interior lot line. For the purposes of this covenant eaves, steps and unroofed terraces shall not be considered as part of a building provided, however, that this shall not be construed to permit any portion of the construction on a lot to encroach upon another lot.
5. **Composite Building Site.** Any owner of one or more adjoining lots or portions thereof may consolidate such lots or portions into one building site with the privilege of placing or constructing improvements on such resulting site in which case setback lines shall be measured from the resulting side property lines rather than from the lot lines as indicated on the recorded plat. Any such composite building site must have a frontage at the building setback line of not less than the minimum frontage of the lots in the same block.

6. **Utility Easements.** Easements for installation and maintenance of utilities are reserved as shown and provided for on the recorded plat. Neither First or any utility company using the easements shall be liable for any damage done by either of them or their assigns, their agents, employees or servants to shrubbery, trees, flowers or improvements of the owner located on the land covered by said easements.
7. **Prohibition of Offensive Activities.** No activity, whether for profit or not, shall be carried on on any lot which is not related to single-family residential purposes. No noxious or offensive activity of any sort shall be permitted nor shall anything be done on any lot, which may be or become an annoyance or a nuisance to the neighborhood.
8. **Use of Temporary Structures.** 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. Temporary structures used as building offices and for other related purposes during the construction period must be inconspicuous and sightly.
9. **Storage of Automobiles, Boats, Trailers and Other Vehicles.** No boat trailers, boats, travel trailers, inoperative automobiles, campers, or vehicles of any kind are to be semi-permanently stored in the public street right-of-way or on driveways. Permanent and semi-permanent storage of such items and vehicles may be placed, either behind the building set-back line or the front wall of the structure.
10. **Mineral Operations.** No oil drilling, oil development operations, oil refining, quarrying or mining operation of any kind shall be permitted upon or in any lot, nor shall any wells, tanks, tunnels, mineral excavation, or shafts be permitted upon or in any lot. No derrick or other structures designed for the use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
11. **Animal Husbandry.** No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other common household pets (limited to two (2) of each type) may be kept provided that they are not kept, bred or maintained for commercial purposes.
12. **Walls, Fences and Hedges.** No walls, fence or hedge in excess of three (3) feet shall be erected or maintained nearer to the front lot line than the Building setback line existing on such lot. No side lot line or rear lot line fence, wall or hedge shall be more than six (6) feet high. No chain link fence type construction will be permitted on any lot. Any wall, fence or hedge erected as a protective screening on a lot by First shall pass ownership with title to the property and it shall be owner's responsibility to maintain said protective screening thereafter.
13. **Visual Obstructions at the Intersection of Public Streets.** No object or thing which obstructs site lines at elevations between two (2) and six (6) feet above the roadways within the triangular area formed by the intersecting street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street property lines or extensions thereof shall be placed, planted or permitted to remain on any corner lots.
14. **Lot Maintenance.** The owners or occupants of all lots shall at all times keep all weeds and grass thereon cut in a sanitary, healthful and attractive manner and shall in no event use any lot for storage of materials and equipment except for normal residential requirements or incident to construction of improvements thereon as herein permitted or permit the accumulation of garbage, trash or rubbish of any kind thereon and shall not burn anything (except by use of an incinerator and then only during such hours as permitted by law). The drying of clothes in full public view is prohibited and the owners or occupants of any lots at the intersection of streets or adjacent to parks, playgrounds or other facilities where the rear yard or portion of the lot is visible to full public view shall construct and maintain a drying yard or other suitable enclosure to screen the following from public view: the drying of clothes, yard equipment, wood piles or storage piles which are incident to the normal residential requirements of a typical family. In the event of default on the part of the owner or occupant of any lot in observing the above requirements or any of them such default continuing after ten (10) days' written notice thereof First or its assignee shall without liability to the owner or occupant in trespass or otherwise enter upon said lot or cause to be cut such weeds and grass and remove or cause to be removed such garbage, trash and rubbish or do any other thing necessary to secure compliance with these restrictions so as to place said lot in a neat, attractive, healthful and sanitary condition and may charge the owner or occupant of such lot for the cost of such work. The owner or occupant, as the case may be, agrees

by the purchase or occupation of the property to pay such statement immediately upon receipt thereof.

15. **Signs, Advertisements, Billboards.** No sign, advertisement or billboard or advertising structure of any kind other than a normal "For Sale" sign may be erected or maintained on any lot in said subdivision. First or its assignee will have the right to remove any such sign, advertisement or billboard or structure which is placed on said lot and in so doing shall not be subject to any liability of trespass or other sort in the connection therewith or arising with such removal.
16. **Roofing Material.** The roof of any building shall be constructed or covered with (1) wood shingles or (2) asphalt or composition type shingles comparable in quality, weight and color to wood shingles, the decision of such comparison shall rest exclusively with the Architectural Control Committee or (3) crushed marble slag or pea gravel set in a built-up type roof. Any other type of roofing material shall be permitted only at the sole discretion of the Architectural Control Committee upon written request.
17. **Maximum Height of Antennae.** No radio or television aerial wires or antennae shall be maintained on any portion of any residential lot forward of the front building line of said lot; nor shall any free standing antenna of any style be permitted to extend more than ten (10) feet above the roof of the main residential structure on said lot.
18. **Removal of Dirt.** The digging of dirt or the removal of any dirt from any lot is expressly prohibited except as necessary in conjunction with the landscaping of or construction on such lot.
19. **Underground Electric Service.** An underground electric distribution system will be installed in that part of Briar Village Subdivision, Section IV, designated Underground Residential Subdivision, which underground service area embraces all lots which are platted in Briar Village Subdivision, Section IV, at the execution of the Agreement for Underground Electric Service between the electric company and First General Realty Corporation. The owner of each lot in the Underground Residential Subdivision shall, at his own cost furnish, install, own and maintain (all in accordance with the requirements of local governing authorities and the National Electric Code) the underground service cable and appurtenances from the point of the electric company's metering on customer's structure to the point of attachment at such company's installed transformers or energized junction boxes, such point of attachment to be made available by the electric company at a point designated by such company at the property line of each lot. The electric company furnishing service shall make the necessary connections at said point of attachment and at the meter. In addition the owner of each lot will, at his own cost, furnish install, own and maintain a meter loop (in accordance with the then current standards and specifications of the electric company furnishing service) for the location and installation of the meter of such electric company for the residence constructed on such owner's lot. For so long as underground service is maintained in the Underground Residential Subdivision the electric service to each lot therein shall be underground, uniform in character and exclusively of the type known as single phase 120-240 volt, 3-wires, 60 cycle alternating current.

The electric company has installed the underground electric distribution system in the Underground Residential Subdivision at no cost to First General Realty Corporation (except for certain conduits, where applicable) upon First General Realty Corporation representation that the Underground Residential Subdivision is being developed for single family dwellings and/or townhouses of the usual and customary type, constructed upon the premises, designed to be permanently located upon the lot where originally constructed and built for sale to bona fide purchasers (such category of dwellings and/or townhouses expressly excludes, without limitation, mobile homes and duplexes). The terms "sale to bona fide purchasers" mean an outright sale to a resident at the time such resident first occupies the dwelling and/or townhouse and not a lease, a delayed sale by means of a contract for deed, a sale with provisions calculated to subsequently relieve such resident from the obligation to pay for the residence, or similar devices. Therefore, should the plans of lot owners in the Underground Residential Subdivision be changed so that dwellings of a different type will be permitted in such Subdivision, the company shall not be obligated to provide electric service to a lot where a dwelling of a different type is located unless (a) Developer has paid to the company an amount representing the excess in cost, for the entire Underground Residential Subdivision, of the underground distribution system over the cost of equivalent overhead facilities to serve such Subdivision, or (b) the owner of such lot, or the applicant for service, shall pay to the company the sum of (1) \$1.75 per front lot foot in the case of

a single family dwelling or \$2.50 per front lot foot in the case of a townhouse, it having been agreed that such amount reasonably represents the excess in cost of the underground distribution system to serve such lot over the cost of equivalent overhead facilities to serve such lot, plus (2) the cost of rearranging and adding any electric facilities serving such lot, which rearrangement and/or addition is determined by the Company to be necessary.

The provisions of the two preceding paragraphs also apply to any future residential development in Revere(s) shown on the plat of Briar Village Subdivision, Section IV, as such plat exists at the execution of the Agreement for Underground Electric Service between the electric company and First General Realty Corporation or thereafter. Specifically, but not by way of limitation, if a lot owner in a former Reserve undertakes some action which would have invoked the above per front lot foot payment if such action had been undertaken in the Underground Residential Subdivision, such lot owner shall pay the electric company \$1.75 per front lot foot in the case of a single family dwelling or \$2.50 per front lot foot in the case of a townhouse for his/her lot unless Developer has paid the electric company as above described. The provisions of this paragraph in the two preceding paragraphs do not apply to any future non-residential development in such Reserve(s).

20. **The Briar Village Community Improvement Association, Inc.** Definitions:
- (a) "Association" shall mean and refer to Briar Village Community Association, Inc., its successors and assigns. The Association has the power to collect and disburse those maintenance assessments as described in Paragraph 21.
 - (b) "Owner" shall mean and refer to the record owner, whether one or more persons or entities of a few simple title to any lot which is a part of the properties including contract sellers but excluding those having such interests merely as security for the performance of an obligation.
 - (c) "Properties" shall mean and refer to that certain real property hereinbefore described and such additions thereto as may hereafter be brought within the jurisdiction of the Association.
 - (d) "Common Area" shall mean all real property, if any, owned by the Association for the common use and enjoyment of the owners.
 - (e) "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area and all commercial reserves.
 - (f) "Declarant" shall mean and refer to FIRST GENERAL REALTY CORPORATION, INC., its successors and assigns if such successors or assigns should acquire more than one undeveloped lot from the Declarant for the purpose of development.
21. **Maintenance Assessments.** First imposes on each lot owned within the properties and hereby covenants and each owner of any lot by acceptance of a deed thereof whether or not it shall be so expressed in such deed is deemed to covenant and agree to pay to the Association the following: (1) Annual assessments or charges to be established and collected as hereinafter provided. The annual assessments, together with interest, costs and reasonable attorney's fees, shall be a charge on the land and shall be a continued lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the person who is the owner of such lot. Appropriate recitations in the deed conveying each lot will evidence the retention of a vendor's lien by First for the purpose of securing payment of said charge assigned to the Briar Village Community Improvement Association, Inc. without recourse on First in any manner for the payment of said charge and indebtedness.
22. **Purpose of Assessments.** The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents in the properties and for the improvement and maintenance of the common areas, if any. The proceeds of the regular annual assessment shall not be used to reimburse First for any capital expenditure incurred in the construction of the recreation facilities.
23. **Maximum Annual Assessments.** Until January 1 of the year immediately following the conveyance of the first lot to an owner the maximum annual assessment shall be Ninety-Six Dollars (\$96.00) per lot.

- (a) From and after January 1 of the above mentioned year the maximum annual assessment may be increased each year not more than ten (10) per cent above the maximum assessment for the previous year up to \$96.00 without a vote of the membership. This increase may be cumulative.
 - (b) The Board of Directors shall fix the annual assessment at an amount not in excess of the maximum allowable for any one year.
24. **Owner's Easement of Enjoyment.** Every owner shall have a right and easement of enjoyment in and to the common area which shall be appurtenant to and shall pass with the title to every lot subject to the following provisions:
- (a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the common area.
 - (b) The right of the Association to suspend the voting rights and right to use of the recreation facility by an owner for any period during which any assessment against this lot remains unpaid; and for a period not to exceed sixty (60) days for each infraction of its published rules and regulations.
 - (c) The right of the Association to dedicate or transfer all or any part of the common area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3) of each class of the members agreeing to such dedication or transfer has been recorded.
 - (d) The right of the Association to collect and disburse those funds as set forth in Paragraph 21.
25. **Delegation of Use.** Any owner may delegate in accordance with the by-laws his right of enjoyment to the common area and facilities to the members of his family, his tenants or contract purchasers who reside on the property.
26. **Membership and Voting Rights.** Every owner of a lot which is subject to assessment shall be a member of the Association. Memberships shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment. The Association shall have two classes of voting membership:
- (a) Class A. Class A members shall be all owners with the exception of First and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot all such persons shall be members. The vote of such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to a lot.
 - (b) Class B. Class B members shall be First or its assigns and shall be entitled to three votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier: (1) When the total votes outstanding in Class A membership equal the total votes outstanding in Class B membership including duly annexed areas; or (2) on January 1 of 1978.
27. **Rate of Assessment.** All lots in Briar Village, Section IV shall commence to bear their applicable maintenance fund assessment simultaneously and lots owned by First are not exempt from assessment. Lots, which are occupied by residents, shall be subject to the annual assessment determined by the Board of Directors (according to Paragraphs 23 and 28). Lots which are not occupied by a resident and which are owned by First, a builder, or a building company shall be assessed at the rate of one-half (1/2) of the annual assessment above. The rate of assessment for an individual lot, within a calendar year, can change as the character of ownership and the status of occupancy by a resident change. The applicable assessment for such a lot shall be pro-rated according to the rate required of each type of ownership.
28. **Date of Commencement of Annual Assessments.** Due dates. The annual assessments provided for herein shall commence at such time as the Directors of the Briar Village Community Improvement Association, Inc. determine that the lots are completed and ready to build on (that is, when the lots have been finished graded and all utilities have been installed). The Board of Directors shall fix the amount of annual assessment against each lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every owner subject thereto. A new resident shall be required to pay his pro rata share of

current annual assessment at the time he acquires title to the property from the Seller. The due dates shall be established by the Board of Directors. The Association shall upon demand and for a reasonable charge furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified lot have been paid.

- 29. **Effect of Non-Payment of Assessments. Remedies of the Association.** Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of ten (10) percent per annum. The Association may bring an action at law against the owner personally obliged to pay the same or foreclose the lien against the property. No owner may waive nor otherwise escape liability for the assessments provided for herein by non-use of the common area or abandonment of his lot.
- 30. **Subordination of Lien.** The lien of the assessment provided for herein shall be subordinate to the lien of any first mortgage. The sale or transfer of any lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to payments, which become due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability of any assessments thereafter becoming due or from the lien thereof.
- 31. **Enforcement.** The Association or any owner shall have the right to enforce by any proceeding at law or in equity all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of these deed restrictions. Failure by the Association or by any owner to enforce any covenant or restrictions herein shall in no event be deemed a waiver of the right to do so thereafter.
- 32. **Severability.** Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provision which shall remain in full force and effect.
- 33. **Amendment to the Above Deed Restrictions.** The covenants and restrictions of this declaration shall run with and bind the land for a term of forth (40) years from the date this declaration is recorded after which time they shall be automatically extended for successive periods of ten (10) year, unless a simple majority of the then owners elect to annul the restrictions. Any amendment must be recorded.
- 34. **FHA/VA Approval.** As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: Annexation of additional properties, dedication of Common Area, and amendment of this Declaration of Covenants, Conditions and Restrictions.
- 35. **Annexation.** An overall preliminary plan showing all areas to be ultimately included in the Association's boundaries can be filed and approved by the Federal Housing Administration and the Veterans Administration. Annexation of properties shown on the approved overall preliminary map may be accomplished by the Board of Directors provided such annexation if first approved by the Federal Housing Administration and the Veterans Administration. All other residential property and Common Area may be annexed to the properties with the consent of two-thirds (2/3) of each class of members.

This the 19th day of March, 1975.

FIRST GENERAL REALTY CORPORATION

By Signature of Vice President
Vice President

Signature of Assistant Secretary
Assistant Secretary

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared R. H. Basdon, Vice President of FIRST GENERAL REALTY CORPORATION, a corporation, known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they

executed the same for the purposes and considerations therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19th day of March, 1975.

Signature of Notary
Notary Public in and for
Harris County, Texas

Seal