

RESTRICTIONS

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THE STATE OF TEXAS ~~NOT A~~ 7781 I * 9:00

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

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That CAULCO, INC., a Texas corporation, acting by and through its duly authorized officer, the sole owner of Rio Robles, Section Two, a subdivision in Travis County, Texas, according to the map or plat of said subdivision recorded in Plat Book 83, Pages 165C, 165D, 166A and 166B, Travis County Plat Records, to which map or plat and its record reference is here made for further description, in consideration of the mutual benefits which will accrue to the owners of lots in said subdivision, hereby adopts the following restrictions for the development of said subdivision, which restrictions will be binding upon CAULCO, INC., and each respective successor in title to each lot in Rio Robles, Section Two:

1. The property hereby conveyed shall be used for single family residential purposes only and no part of same shall ever be used for any business or commercial purpose or for carrying on a trade or profession.

2. The residence constructed on the subject property shall have a living area of not less than two thousand square feet (2,000 sq. ft.), exclusive of garages, carports, and porches and a minimum of fifty per cent (50%) of the outside construction shall be of brick, stone or masonry, unless otherwise approved by the architectural control committee. Any detached building, garage, carport, shed or structure must be of all new materials.

3. Except for fences, no buildings or structures of any nature shall be located closer than fifty feet (50') to the property line fronting on the access road, except for exception by the Architectural Control Committee, or closer than ten feet (10') to any other property line.

4. Any dwelling or other structure commenced on the subject property shall be completed with reasonable diligence and in all events shall be completed as to its exterior within six (6) months from the commencement of construction. No building material of any kind shall be placed or stored on the subject property until the owner is ready to commence construction.

5. No trailer, trailer house, mobile home, camper, prefabricated house, basement, tent, shack, garage, garage apartment, or servants quarters

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shall ever be used as a dwelling, temporary or permanent, or any house or portion of a house that was constructed in any place other than on subject property. No above-the-ground pools will be allowed,

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6. The residence and other buildings must be kept in good state of repair and must be painted when necessary to preserve the attractiveness thereof.

7. No part of the property shall ever be used for outside unenclosed storage of any nature or be used or maintained as dumping ground for rubbish or debris or junk. Trash, garbage and other waste shall not be permitted except in sanitary containers. Cars or other vehicles may not be stored on the subject property nor shall any car or vehicle that is not in running condition and regularly used be allowed to remain on the subject property for more than one (1) week. Boats, campers, motorcycles, tractors, trucks, etc., must be stored under roof.

8. An easement ten feet (10') in width adjacent to all property lines and around the entire perimeter of the subject property is expressly reserved for the purpose of constructing and maintaining conduits, telephone, electric light poles, towers and other equipment to supply any public or private utility services. Easements are also reserved as shown on the recorded plat.

9. All dwellings shall be equipped with approved sanitary plumbing fixtures and plumbing installation meeting the requirements of the National Plumbing Code and shall have sewage disposal meeting the requirement standards of the State of Texas Department of Health.

10. Enforcement of these restrictions shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any restriction either to restrain violation or to recover damages.

11. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until

12. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure on the lot have been approved by the Architectural Control Committee as to quality of workmanship, materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. The Architectural Control Committee is composed of Peyton D. Cauley, Wayne Forister and Phil Mockford. A majority of the

committee may designate a representative of the committee to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant.

13. It is further provided that in order to prevent undue hardship on any owner or owners of any of said lot or lots, variance from the restrictions set forth above as to minor changes and location of the structure upon the respective lot or lots or other matters, may be granted by a majority of the Architectural Control Committee above designated.

14. All residences will be served by one or more driveways. Driveways must be constructed of concrete or asphalt paving.

15. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

EXECUTED this the

CAULCO, INC.

NO SEAL

By: Peyton D. Cauley
Peyton D. Cauley, President

THE STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Peyton D. Cauley, President of Caulco, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same as the act of the said corporation, and for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11th day of January, 19 84.

NOTARY SEAL

Jeanne C. Smith
Notary Public in and for
Travis County, Texas

My Comm. Expires 2/19/84

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