

SPINDLETOP RANCHETTES DEED RESTRICTIONS

1. No lot shall be used for a mobile home park. All mobile and modular housing must be skirted with exterior matching material.
2. No lot shall be used as a hog farm, rendering plant or slaughter house. No feed lots shall be permitted.
3. No lot shall be used for a junk yard, or automobile graveyard.
4. No lot shall be used for any purpose of personal or business which may be offensive by reason of odor, fumes, dust, smoke, noise, vibration, pollution, or which is hazardous by reason of excessive danger of fire or explosion.
5. The owner of any lot shall at all times keep the premises in a safe, clean and wholesome condition in compliance with all governmental, health, fire and police regulations, and will remove at his own expense any trash or debris of any character whatsoever which may accumulate on such lot.
6. No gas, oil, mineral, quarry or gravel operations shall be permitted on any lot.
7. The invalidation of any one of the restrictions herein set forth or the failure to enforce any of such restrictions at the time of it's violation shall in no event affect any of the other restrictions, nor be deemed a waiver of the right to enforce the same thereafter.
8. These restrictions are made for the benefit of any and all persons who may now own, or who may hereafter own, property in such Spindletop Ranchettes. In addition to the Association, each individual owner is specifically given the right to enforce these restrictions by injunction or other lawful procedure and to recover damages resulting from any violation thereof.
9. The record owners of a majority of the square footage of the lots involved may amend a particular restriction.
10. Each condition and covenant herein contained shall terminate and be of no further effect on January 1, 2028. However, at any time prior to January 1, 2028, the then owners of the majority of the area in square feet within such SPINDLETOP RANCHETTES may by written Declaration signed, acknowledged by them and duly recorded in the Deed Records of Harris County, Texas, extend such restrictions for a period of ten (10) years, and this right to extend for an additional ten (10) year period by the then owners shall exist as long as the owners of a majority of the area in square feet within such SPINDLETOP RANCHETTES affirmatively vote to so extend them.