

## SOUTHWOOD SHORES SUBDIVISIONS NUMBER ONE AND NUMBER TWO

(J. P. Brown Survey, A-59)

December 12, 1963 and April 23, 1964

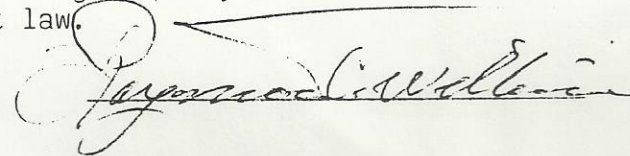
Recorded in Vol. 2 Pages 77 &amp; 86

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STATE OF TEXAS  
COUNTY OF HENDERSONX  
X KNOWN ALL MEN BY THESE PRESENTS:  
X

That SOUTHWOOD SHORES PROPERTY OWNER'S ASSOCIATION of SOUTHWOOD SHORES Subdivision area as described on Plat 1 and 2, Number One and Two as hereinafter set forth, which restrictions shall be binding upon the purchaser or purchasers of lots in said Subdivision, and his or their heirs, assigns, successors, and administrators, to-wit:

1. This sale is made subject to purchaser or his assigns complying with all Local, County and State sanitary health regulations, and no outside toilets shall be permitted.
2. All units must be constructed upon this property and shall be of new finished type frame wood siding (including new windows, doors and screens) and residential, cabin or living units shall contain no less than 550 square feet of floor space exclusive of porches, carports and attached garages. Log cabin type structures, masonry or masonry veneer & asbestos siding shall be permitted as well as "A" frame structures. A set back requirement for all structures shall be a minimum of 20 feet from the front property line and minimum of 3 feet from any side line or adjoining property owner line. No outbuildings shall be constructed closer than 40 feet from the front property line and shall not be used for living quarters. All units must be completed on the exterior within 120 days from the beginning and must be painted on the exterior with two coats of outside paint within 60 days from outside completion. No trailer homes shall be permitted as living quarters except lots 7 & 7A. All lots shall be used for cabin or residential purposes only except that lots 1, 6, 7, 7A and 125 shall be used for either commercial, business or residential purposes. Plans and specifications for all units to be constructed on business lots must be approved in writing by developer Jim Akins or his assigns prior to construction of said units.
3. No shacks, tents, street cars, buses or anything that might constitute a public nuisance including inferior or non-conforming type structures shall be permitted on this property. All fire hazard precautions must be taken by lot owners and any such hazards including non-conforming structures shall be removed or eliminated from the premises within 30 days from written notice to owner by any person or persons owning property in this Addition. In the event of violation of the restrictions as set forth herein, any person or persons owning property in SOUTHWOOD SHORES may enforce performance thereof by proceedings at law.


THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, A Notary Public in and for Dallas County, Texas, on this day personally appeared Grenda Fletcher, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE

DATE 4/29/92

SEAL

NOTARY PUBLIC IN AND FOR DALLAS COUNTY,