

(8)

RESTRICTIONS
GREENWOOD FOREST
SECTION 8

STATE OF TEXAS)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF KERR)

That I, ROBERT G. RISHER, hereinafter called GRANTOR, being the owner of the certain 28.32 acre tract of land, more or less, being out of the L. Crawson Survey No. 127, Abstract No. 97, Kerr County, Texas, which has heretofore been platted into that certain Subdivision known as Greenwood Forest Section 8, according to the plat of said subdivision filed for record in the office of the County Clerk of Kerr County, Texas on the 10th day of April 1985, Plat Records of Kerr County, Texas, recorded in Volume 5, Page 118-119, and desiring to create and carry out a uniform plan for the improvement, development and sale of all of the residential lots in said Greenwood Forest Section 8, for the benefit of the present and future owners of said lots, do hereby adopt and establish the following restrictions, reservations, covenants and easements to apply uniformly on the use, occupancy and conveyance of all lots in Greenwood Forest, and each contract or deed which may be hereafter executed with regard to any of the residential lots in said Greenwood Forest Section 8, shall be conclusively held to have been executed, delivered and accepted subject to the following reservations, restrictions, covenants, easements, liens and charges, regardless of whether or not said reservations, restrictions, covenants, easements, liens and charges are set out in full in said contract or deed.

RESERVATIONS

In authenticating the subdivision map for record, and in dedicating the street and road to the use of the present and future owners of said lots and to the public, there shall be and are hereby reserved in GRANTOR the following rights, titles and easements, which reservations shall be considered a part of the land and construed as being adopted in each and every contract, deed and other conveyance executed by or on behalf of GRANTOR in the conveyance of said property or any part thereof:

1. The street and road as shown on said map or plat are hereby dedicated to the use of the public.
2. No lot shall be used for anything other than single family residential purposes.

RESERVATIONS (cont'd.)

3. No poultry or livestock or horses or any animals other than household pets shall be kept upon such premises. Household pets shall be limited to a total of not more than three (3), either dogs and/or cats; and all dogs shall be on leash or confined within a yard fence adequate to confine the animal or animals within its owner's lot or lots.
4. No commercial vehicle, including but not limited to, cars, trucks, tractor-trailer or other similar vehicles, shall be parked in any area of the subdivision, and no vehicle shall be permanently parked in the dedicated streets.
5. No house trailer or mobile home or modular housing or manufactured housing or pre-fabricated housing, shall be parked, placed or left standing on any part of said premises, or any area of the subdivision.
6. Tent and trailer, camper, or any other type of portable shelter commonly pulled by passenger car or carried upon or pulled by pickup, or any motor home or recreational vehicle parked on premises, shall be no closer than six (6) feet of lot line and/or seventy five (75) feet of front property line, and must be neat in appearance and concealed.
7. No dwelling shall be constructed which contains less than seventeen hundred (1700) square feet, exclusive of porches and garages; that such dwelling shall have at least two (2) full baths and double garage.
8. Plan and building to be approved by Building Committee in writing; construction of dwelling must be conventional with exterior wall of eighty (80) per cent masonry.

RESERVATIONS (cont'd.)

9. Dwelling shall be constructed no nearer than thirty five (35) feet from the nearest street upon which said lot fronts; and no nearer than six (6) feet from side, and twenty five (25) feet from back property line; and no nearer than fifteen (15) feet from curb on side property line when lot is a corner lot; and that no out-building shall be constructed nearer than seventy five (75) feet from such street, and not less than six (6) feet from side property lines; no more than one (1) residence shall be built on any one (1) lot without written consent of Building Committee.
10. No fence can be erected nearer to the curb than thirty-five (35) feet from front property line and ten (10) feet from curb on side property line when lot is a corner lot; fences must be constructed of wood (cedar or redwood), chain link, or masonry.
11. The construction of any dwelling upon the hereinbefore described property is to conform with the Building Code for the City of Kerrville, Texas.
12. No burning of trash, garbage, wood, leaves, paper, or any other substance shall be committed on any lot or dedicated street or any easement within the subdivision.
13. Lot or lots purchased without intent of construction must be kept clean and orderly, must not be used for storage, or parking of any type of vehicle or equipment.
14. No drilling for oil and/or gas or mining operation of any kind shall be commenced upon any part of Greenwood Forest Section 8, other than to obtain drinking water (and then only with Grantor's written consent thereto first having been obtained).
15. No owner of any lot in Greenwood Forest Section 8 shall perpetrate or allow to be perpetrated on their property any activity by sight or sound that would limit and/or restrict the peaceable enjoyment of any other property owner within sight or hearing.

RESERVATIONS (cont'd.)

16. "Building Board" shall mean and refer to the Greenwood Forest Building Board composed of Robert G. Risher and Floyd Price, their successors, heirs, executors and assigns, or designees in writing, who shall review the plans of construction prior to the construction or erection of any building, residential or out-building, and shall determine whether such specifications and plans are in violation of any of these restrictions, covenants or conditions.

17. Enclosed chemical toilets shall be furnished by building contractors; same to be used by workmen during construction.

EXECUTED this the _____ day of _____, 19____.

Seller: _____
Robert G. Risher

Buyer: _____

BOESSLING B
REPS47;#86-409
5/12/86

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GREENWOOD FOREST
SECTION 8

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