

Hills Point Addition

Unit 4 Restrictions

THIS CONVEYANCE IS SUBJECT TO the following Protective Covenants:

1. No lot shall be used except for residential purposes except as those lots designated as business or commercial areas on the recorded Plats of Hill's Point Addition. No building may be moved into Hill's Point Addition without prior written approval of the Architectural Committee. No used building material may be used in any construction without the written consent of the Architectural Committee at Hill's Point Addition. All plans for building must be submitted to the Architectural Committee and must first be approved by the Committee before any construction can commence. A set of plans must be filed with the Committee and retained by the Committee until the building is finished.
2. Dwelling Size. The floor area of the main structure exclusive of all exterior storage, whether attached or detached, open porches and garages, shall not be less than 1,000 square feet.
3. Transport Vehicles. Trucks with tonnage in excess of one ton shall not be permitted to park on the street, driveways, or lots overnight, and no vehicle of any size which normally transports inflammatory or explosive cargo may be kept in this subdivision at any time.
4. Oil and Mining Operations. No oil, drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
5. Water Supply. Any water supply system shall be permitted on any lot as long as such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State Board of Health, and the Titus County Fresh Water Supply District No. 1. Approval of such system as installed shall be obtained from such authorities.
6. Sewage Disposal. No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the State Board of Health and the Titus County Fresh Water Supply District No. 1, and approval of such system as installed shall be obtained from such authorities.
7. Each house must have a paved driveway from the street to the garage or carport. Paving may be concrete, asphalt, brick, oiled sand or gravel.
8. No original lot may be divided except by developers.
9. All of the herein described property platted as Hill's Point Addition shall be residential lots or reserved for parks. No structure shall be erected on any residential lot other than one single-family dwelling, garage, servants' house for the use of bona-fide servants, and such other accessory buildings as are customarily used with large single-family homes. No buildings shall be erected, altered, placed or permitted to remain on any lot other than those erected for the purpose set out in this paragraph.

10. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum set back line as indicated on the recorded plat. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at a point 25 feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten feet from the intersection of a street property line within the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of sight lines. Any and all types or kinds of fencing must be approved by the Architectural Committee before erection of same can be commenced.
11. No sign of any kind may be placed or erected on any lot or anywhere in the subdivision except (1) those signs erected by the subdivision management for the purpose of safety and directions, or (2) signs erected on commercial lots after approval by the Architectural Committee.
12. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs and cats or other household pets may be kept, provided that they are not kept, bred or maintained for commercial purposes.
13. No property within this addition shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, including properties reserved for community use. All such waste shall be kept in sanitary containers, and all equipment for the storage or disposal of such waste material shall be kept in a clean and sanitary condition. Burning of trash, etc., will not be permitted.
14. Easements for the installation and maintenance of utilities and drainage facilities are reserved to the developers as shown on the recorded plat.
15. No more than one single-family dwelling not to exceed three stories in height shall be erected on any residential lot. No structure of a temporary character, trailer, bus, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence, either temporarily or permanently.
16. No noxious or offensive activities shall be carried on upon any lot, nor any thing done thereon, which may be or become an annoyance or nuisance to the neighborhood.
17. The purchaser of each lot shall keep the same clean and free of weeds and debris. Upon failure to do this, Hill's Point Addition may have the lot cleaned and the cost shall be payable by the owner to Hill's Point Addition. All recreational facilities at Hill's Point Addition are for the use of property owners only, and are to be used at their risk.
18. Hill's Point Addition reserves the right to re-survey any unsold lots to such size and shape as they, in their sole discretion, shall determine to be necessary for the effective development of Hill's Point Addition.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 6th day of October, A.D. 1986.

Mary Hill
MARY HILL, Individually and as
Attorney-in-Fact for JOHN MACK HILL,
JERRY FRANK HILL, JUDY A. BURLISON,
and MARY JUANITA HARDEN

Mailing Address of Grantees:

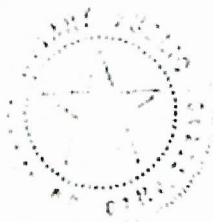
LAYTON H. HOLT and MELBA J. HOLT
429 Ridgewood
De Soto, Texas 75115

Acknowledgment

THE STATE OF TEXAS *
 *
COUNTY OF CAMP *

BEFORE ME, the undersigned authority, on this day personally appeared MARY HILL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6th day of October, 1986.



Candy Stockman
NOTARY PUBLIC in and for
the State of Texas

My Commission Expires: 10-20-88

Printed or stamped name of notary:

CANDY STOCKMAN

PREPARED IN THE LAW OFFICE OF:
MICHAEL P. SETTY
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