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VALHALLA SECTIONS III & IV

THE STATE OF TEXAS X

COUNTY OF MATAGORDA X

RESTRICTIVE COVENANTS

I.

E. L. Vaughan and Ann C. Vaughan of Bay City, Texas, are hereby named as the Architectural Control Committee for said Addition. In the event of the death or resignation of one member of the committee, the remaining member shall have full authority to designate a member to fill the vacancy caused by the death or resignation of the other member.

II.

No Building shall be erected, altered, placed, or permitted to remain on any lot other than a one family dwelling and an attached garage, car port, portecochere or detached garage for use in conjunction with a residence; and no building shall be erected, placed or altered on any lot until the construction plans and specificatibns and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of exterior design with existing structures, and as to location with respect to topgraphy and finished grade elevation. No fence shall be erected, placed or altered on any lot nearer to the street than the minimum building set back line as shown on the plat of said Addition unless approved by the Committee.

The Committee shall have ten (10) days after the plans and specifications have been submitted to it within which time to approve or disapprove the same in writing. In the event the Committee fails to approve or disapprove the plans and specifications within said ten (10) day period, it will be conclusively presumed that said plans and specifications have been approved by said Committee.

III.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on said lot at any time as a residence, either temporary or permanently.

IV.

No old dwelling house or structure shall be moved from outside of said Addition upon any lot therein.

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V.

No dwelling house or residence shall be built on any lot without having a solid beam foundation or solid slab foundation across the entire front of said dwelling house or residence.

VI.

No Building or porch of any building shall or will at any time hereafter be erected which is nearer to the street that the minimum building set back line shown on the plat of said Addition.

VII.

No dwelling house or residence or any part thereof, including an attached garage, car port, portecochere and breezeway to such dwelling house or residence, shall or will at any time hereafter be erected less that a distance of ten (10) feet from the side boundary line of any lot without the approval of the Architectural Control Committee.

Any detached garage erected on any lot of said Addition must be a distance of seventy five (75%) brick or other masonry to conform with the exterior of the dwelling.

A detached garage located to the rear of the dwelling or residence shall not be erected less than a distance of seventy-five (75) feet from the front lot line and a distance of less than five (5) feet from the side boundary line of said lot.

No attached garage to any dwelling house or residence shall open facing the front lot line of said lot without first obtaining the written approval of the Architectural Control Committee.

Only brick, concrete or washed brown pebble finish concrete driveways can be constructed on said lot.

No garage, attached or detached, or car port, shall be built to accommodate more than three vehicles, and no vehicle shall be housed therein, or parked anyplace on said lot, larger than a 3/4 ton pickup or a boat.

In the event one individual owns one or more contiguous lots he may consider such lots as one lot in complying with the applicable terms of this Paragraph VII. It is expressly understood and agreed that none of the lots herein may be re-subdivided nor may there ever be more than one dwelling house per lot without first obtaining the written approval of the Architectural Control Committee.

VIII.

A dwelling house or residence shall not exceed three stories in height, and no dwelling house or residence shall, or will at any time hereafter, be erected with less than two thousand (2000) square feet of floor space, exclusive of porches, attached garage, breezeway, sidewalks, car ports and portecocheres.

IX.

No building or structure which is constructed of corrugated iron, tin, or other sheet metal, or any brick siding, or any other type of imitation building material shall or will at any time hereafter be erected or placed on any lot in said Addition, and all siding used in the contstruction of said dwelling house or residence must be new and unused building material. All walls of such dwelling house or residence including attached garage, shall be at least seventy five (75%) brick, and the owner is given the right of using used brick or stone up to the plate line of said residence to the roof the same may be of stone, brick, or siding.

The roof of all dwellings erected shall be eitherfiber glass, shingle, tile #300 (or better) composition shingle, or 26 guage v-crimped metal panels.

X.

No building or structure which is prefabricated shall or will at any time hereafter be erected or placed on any lot in said Addition.

XL.

No barns, shacks, sheds, pens, or outhouses or privies shall or will at any time hereafter be erected or placed on any lot in said Addition.

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XII.

All drain pipes installed for all walks and drives into said lots must be approved by the City Engineer and/or Building inspector for the City of Bay City, Texas.

XIII.

No tractor, trailer, or farming equipment, cows, horses, sheep, goats, hogs, chickens, ducks, or any animals or fowls, except household pets, shall be kept or permitted on any lot in said Addition, and in no event shall any person keep household pets for commercial purposes.

No farm or ranch equipment other than a pickup truck shall be parked in the streets of said Addition.

XIV.

No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five (5) square feet advertising the property for sale, or signs used by a builder to advertise the property during the construction and sales period.

XV.

No business, occupation or trade of any kind type or character shall or will at any time hereafter be conducted from the residence or any structure on a lot.

XVI.

All rubbish, trash, garbage, and waste shall be kept in sanitary containers. All incinerators and equipment for storage or disposal of such rubbish, trash, garbage and waste shall at all times be kept in a neat, clean and orderly manner as well as the entire lot.

XVII.

Easemnets for the installation and maintenance of utitities and drainage facilities are reserved as shown on the recorded map or plat of said Addition.

All Utility metering devices shall either be underground or behind the dwelling erected on any lot so as it will not be visible from the street.

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XVIII.

No fence, wall,hedge or shrubbery which obstructs sight lines at elevations between two (2) feet and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular formed by the street property lines and a line connecting them at points twenty (20) feet from the intersection of the street lines, or in case of a rounded property lines extended. No trees shall be permitted t remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

XIX.

No mobile home shall be parked in the street of said Subdivision, in any driveway or by any residence. A motor home, travel trailer, camp trailer, or boat may be parked on a concrete pad adjacent to garage but only with the written approval of the Architectural Control Committee.

XX.

No resident or their guests or invitees shall travel across any of the lots in said Subdivision on a motor bike, motorcycle, or other similar vehicle, nor shall any resident or their guests or invitees use any streets in said Subdivision for traveling on a motor bike, motorcycle, or similar vehicle, except as a means of entering an existing residence or dwelling on any of said lots in said Subdivision.

XXI.

Each lot must be landscaped no later than three months after the erection of a dwelling house thereon.

XXII.

No Permanent or temporary clothesline shall be permitted unless it is located in an area concealed from every public view.

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XXIII.

All mail boxes must be located at curbside only and must be constructed by the contractor at the same time the permanent residence is built and such mailboxes to be constructed in accordance with plans designated by the Architectural Control Committee.

XXIV.

The purchaser of each lot in said Subdivision shall keep the lot in a clean and neat condition and shall not permit the rank growth of weeds or grass thereon; and in the event construction of a dwelling or residence on said lot (or building site if composed of more than one lot) is not acturally commenced within eighteen (18) months from the date of such original purchase, then at the election of the owner or owners of the then unsold lots in said Subdivision, said lot shall be reconveyed to the owner or owners of such unsold lots at the same price originally paid therfor without interest.

XXV.

It is expressly understood and agreed that in the event Vaughan Properties should have to clean any lots of any owners in said Subdivision, then in such event it shall be entitled to a lien against said lot and said lien may be enforceable in the same manner as a Mechanic's Lien may be enforced under the laws of the State of Texas.

EXECUTED this 1st day of May, 1986.

Vaughan Properties

By: E. L. Vaughan

By: Ann C. Vaughan

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THE STATE OF TEXAS X

COUNTY OF MATAGORDA X

BEFORE ME, the undersigned authority, on this day personally appeared E. L. Vaughan and Ann C. Vaughan known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of May, 1986.

NOTARY PUBLIC STATE OF TEXAS

Merle L. Teat

Notary Public in and for State of Matagorda County Texas.

Merle L. Teat
My Commission Expires: 4-30-1989

FILED

'86 MAY 29 P2:56

COUNTY OF MATAGORDA, TEXAS

STATE OF TEXAS COUNTY OF MATAGORDA

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the above named records of Matagorda County, Texas on

MAY 29 1986

COUNTY CLERK, Matagorda County, Texas