

RESTRICTIONS

WEST MAGNOLIA FOREST, SECTION 13

GRIMES COUNTY, TEXAS

#16589
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THE STATE OF TEXAS X
 X
COUNTY OF GRIMES X

KNOW ALL MEN BY THESE PRESENTS: That,

IN ORDER to inure to all purchasers of property in the following Subdivision:

WEST MAGNOLIA FOREST, Section 13, a Subdivision located in the T. D. Broomfield Survey, A-111, and the I. Votaw Survey, A-485, Grimes County, Texas, according to the Map or Plat thereof recorded in Volume 293, Page 69, Deed Records of Grimes County, Texas;

that all properties ("Said Properties") therein will be developed and maintained in a uniform manner to the mutual benefit of owners and future owners thereof, the undersigned, GEA DEVELOPMENT CORPORATION, the present owner of all lots and tracts of land within said Subdivision, does hereby ADOPT, ESTABLISH and IMPOSE the following restrictions, covenants and conditions upon Said Properties which shall constitute covenants running with the land and shall be binding upon and inure to the benefit of the present owner, its successors and assigns, and to each and every purchaser of any of Said Properties, their respective heirs, successors and assigns, to-wit:

1. These conditions and restrictive covenants shall be binding upon the land and the purchasers thereof until January 1, 1968, and shall be automatically extended for successive ten (10) year periods thereafter unless on or before one (1) month prior to the end of any such period of time three-fourths (3/4ths) of the owners of tracts of land in said Subdivision shall agree in writing, properly executed and recorded in the Office of the County Clerk of Grimes County, Texas, to amend or repeal such restrictions.

2. Prior to January 1, 1972, no tract in said Subdivision may be subdivided or resubdivided into tracts or parcels of land smaller than as shown on the Subdivision plat, each tract in said Subdivision as shown on the recorded plat constituting one and only one building site. After January 1, 1972, any tract in said Subdivision may be subdivided and/or resubdivided provided that no lot or tract in such subdivision or resubdivision shall have an area of less than one (1) acre.

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3. The subdivider or any owner in the above named subdivision shall have the right to prosecute any proceeding, at law or in equity, against any person violating or attempting to violate the foregoing restrictive covenants, and either prevent such person, or persons, from so doing by prohibitive or mandatory injunction, and/or recover damages for such violation.

EXECUTED on this the 18th day of August, 1970.

ATTEST:

OWNER:

GMA DEVELOPMENT CORPORATION

 Charles B. [Signature]
Assistant Secretary

By: M. S. [Signature]
Vice President 28

LIENHOLDERS:

[Signature]
H. R. Turner
[Signature]
Valeria Turner

THE STATE OF TEXAS I
COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared M. S. [Signature], known to me to be the person whose name is subscribed to the foregoing instrument as Vice President of GMA DEVELOPMENT CORPORATION, a corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18th day of October, 1970.



[Signature]
Notary Public in and for
Harris County, Texas

THE STATE OF TEXAS
COUNTY OF GRIMES

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BEFORE ME, the undersigned authority, on this day personally appeared H. R. TURNER and wife, VALLRIA TURNER, 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 the 28 day of Sept, 1970.

Opal Bailey
Notary Public in and for
Grimes County, Texas



THE STATE OF TEXAS, COUNTY OF GRIMES

THIS CERTIFIES that the foregoing instrument, with its certificates of authentication was filed for record in my office on the 7 day of Oct A.D. 1970 and duly recorded by me on the 9 day of Oct A.D. 1970 in Vol297 Page 424 of the Ord records of Grimes County, Texas.

Trinston Harris, County Clerk, Grimes County, Texas

By Gouldine Foster Deputy