

209484 182.0480 ACRES, F. D. MAY SURVEY, ABSTRACT NO. 388,  
 MONTGOMERY COUNTY, TEXAS. (NORTH LINE OAKS)

THE STATE OF TEXAS )  
 COUNTY OF MONTGOMERY )

KNOW ALL MEN BY THESE PRESENTS: THAT NATIONAL PLANNING & DEV. CO., a Texas corporation, being the owner of the following described property in Montgomery County, Texas,

That certain 182.0480 acre tract of land out of the F. D. May Survey, A-388, in Montgomery County, Texas, being the same property described in deed to National Planning & Dev. Co by deed recorded in Volume 647 at Page 281 of the Deed Records of Montgomery County, Texas and also described in deed of trust recorded in Volume 154 at Page 199 of the Mortgage Records of Montgomery County, Texas,

hereby imposes upon such property the following restrictions, which shall be covenants running with the land:

1. No buildings shall be erected, altered or permitted to remain on any tract other than a single family residence and attached or separate garage, provided that servants quarters or guest houses may be built on the rear 1/3rd of any tract provided there already is a main conforming residential dwelling on such tract and provided that such quarters or guest house shall be used for domestic purposes only in connection with the principal dwelling on said tract. The front side of any tract is defined as the portion of said tract that at the time of conveyance by the undersigned, its successors and assigns, abuts on an existing road.
2. No building shall be located on any tract nearer to the front street line than 25 feet or nearer to any side street line than 15 feet. No building shall be located nearer than 10 feet to an interior residential tract line. For purposes of this instrument, eaves and open porches shall be considered as a part of a building.
3. Any house or structure must be completed within 9 months after the beginning of construction, and no partially completed house or other structure shall be permitted to remain on said property beyond such period of time. No building, house or structure shall be moved onto any tract.
4. The slab area of the main structure, erected on any tract, exclusive of one-story open porches, shall be not less than 1,000 square feet in the case of a one-story structure and shall be not less than 750 square feet in the case of a one-and one-half or two-story structure. Garages may not contain over an area larger than necessary for two cars, with a maximum of 400 square feet.
5. The exterior of any residential building shall be constructed only of brick, stone, cedar shakes, tile or frame siding. If the residential building is constructed of frame siding, it must be painted with two coats of paint. Any structures erected shall be roofed with suitable roofing material, save and except tin or aluminum, which are expressly prohibited. All structures shall be erected on concrete slab foundations or concrete beam foundations around the exterior of all buildings.
6. No trailer, tent, shack, garage, barn or other outbuildings erected on any tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. House trailers, tents, shacks or outhouses may not be placed or transported in any manner in or upon any tract.
7. No outside toilets shall be installed or maintained on any tract, and all plumbing shall be connected with a septic tank and adequate drain field constructed and installed in a manner as good as would be required to comply with the health regulations of the State and County and of any other governmental authority having jurisdiction.

8. All tanks for storage of gasses or liquids for fuel shall be buried beneath the surface of the ground.
9. No noxious or offensive, unlawful or immoral activity shall be carried on upon any tract, nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood.
10. No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon any tract, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon any tract. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any tract.
11. No tract shall be used or maintained as a dumping ground for rubbish or any other material. Trash, garbage or other waste shall not be kept, except in sanitary containers and within some enclosed structure. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition, and all such items shall be of neat and sanitary appearance. The owners or occupants of any tract shall at all times keep all weeds and grass thereon cut in a sanitary, healthful and attractive manner, and shall in no event use any tract for the storage of material, trucks, trailers, or equipment, except for normal residential requirements.
12. No building material of any kind or character shall be placed in the streets or between streets and the property line. All buildings materials to be used in the construction of buildings shall be placed and kept within the property lines of the particular tract involved.
13. All utilities, water lines and drainage facilities supplying or serving a tract shall be located within the streets or easements as reserved from time to time in any conveyance by the undersigned, its successors and assigns, and they shall have the sole right of determining specific locations for various utilities within the said area.
14. No structure shall be occupied or used as a residence, temporarily or permanently until the exterior thereof is completely finished and all plumbing connected with a sanitary sewer or septic tank.
15. Bridges or culverts constructed over property line ditches shall be constructed over concrete pipe of a size not less than eighteen inches, or such larger dimensions as may be required to provide adequate drainage. All septic tanks shall meet standards set up by the State and County or other governmental health agencies and shall be so located and constructed that no effluent from the same will drain or flow in such a manner that it could reach and contaminate any part of the ditches serving as drainage for streets.
16. No hogs, goats or sheep may be kept or raised on any part of the area. Household pets may be kept but may not be bred or maintained for commercial purposes or for re-sale.
17. No sign of any kind shall be kept or displayed to the public view on any tract except a "for sale" sign measuring no larger than twelve inches by six inches in size.
18. No wrecking yard shall be constructed on any part of said subdivision.
19. No nursing homes, asylums, taverns, lounges, or any other type of business shall be constructed or permitted on any tract.
20. The restrictions herein imposed shall not apply to those areas designated as roads or rights-of-way, dedicated for public use.
21. If the owners, or grantees of the undersigned, or any of their heirs, successors, executors, administrators or assigns, or any other person or corporation shall violate or attempt to violate any of the covenants contained herein, it shall be lawful for any other person or persons owning any real property situated within the above described 162.0480 acres of land to prosecute any proceedings at law or in equity, against any person violating or attempting to violate these restrictions,

and to prevent him or them from so doing or to recover damages or other dues for such violations, or both.

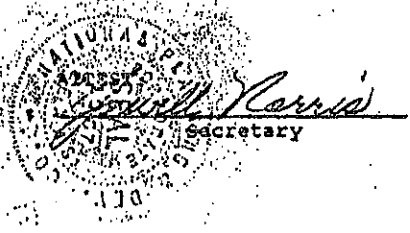
22. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way invalidate or affect any of the other provisions hereof, which shall remain in full force and effect.

23. These covenants shall run with the land and shall be binding on all parties claiming under them for a period of 25 years from the date of recording of these covenants, and after the expiration of such 25 year period, these covenants shall be automatically extended for successive periods of ten years each, unless an instrument in writing, signed by a majority of the then owners of the above described property has been recorded, agreeing to change or alter these covenants in whole or in part.

EXECUTED at Houston, Texas, on this 5 day of October, 1967.

NATIONAL PLANNING & DEV. CO.

BY: Sam Norris  
Sam Norris - President

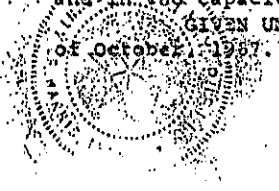


A. W. Gregg  
A. W. GREGG - Lienholder

THE STATE OF TEXAS )  
COUNTY OF HARRIS )

BEFORE ME, the undersigned authority, on this day personally appeared SAM NORRIS, President of National Planning & Dev. Co., 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, as the act and deed of said corporation and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 5 day of October, 1967.



H. Dean Boyd  
Notary Public, Harris County, Texas.

THE STATE OF TEXAS )  
COUNTY OF HARRIS )

BEFORE ME, the undersigned authority, on this day personally appeared A. W. GREGG, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 5 day of October, 1967.

H. Dean Boyd  
Notary Public, Harris County, Texas.



FILED FOR RECORD  
AT 11 O'CLOCK A.M.

OCT 20 1967

ROY HARRIS, Clerk  
County Court, Montgomery Co., Tex.  
By Roy Harris