

8/73

BUFORD STEWART, ET AL

RESTRICTIONS
DATED DECEMBER 19, 1957
FILED DECEMBER 20, 1957
RECORDED VOL. 1881 PAGE 60
TRAVIS COUNTY DEED RECORDS

TO

THE PUBLIC

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

WHEREAS, The Buford Stewart Development Company, a Trusteeship, Travis County, Texas, being sole owner, and Edleen Begg is the sole lien holder of all certain lots in a subdivision of 17.74 acres out of the James Tramel Survey, #4, in the City of Austin, Travis County, Texas, said subdivision being known as "Western Trails," Section #2, according to map or plat thereof recorded in Book 8, page 73, Plat Records of Travis County, Texas:

WHEREAS, it is deemed desirous and necessary that the lots in said subdivision shall have uniform and proper restrictions of a nature to insure development of a desirable residential section:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the Buford Stewart Development Company, a Trusteeship, as sole owner, joined by Edleen Begg, as a sole lien holder, does hereby provide and declare the following restrictions shall apply to all lots in said Western Trails, Section #2, a subdivision in the City of Austin Travis County, Texas, according to map and plat thereof recorded in Book 8, page 73, Plat Records of Travis County, Texas:

1. All lots in said tract shall be used for residential purposes provided that with the consent of the City of Austin Zoning Board of Sales Office may be maintained by the sub-divider.
2. Only one residence shall be constructed on each lot; however, this shall not prohibit the construction of a residence on a portion of two or more lots as shown by said map, provided such tract constitute homesite as defined in the succeeding paragraph.
3. Part of two or more adjoining lots facing the same street in the same block may be designated as one homesite provided the lot frontage shall not be less than the minimum frontage of lots in the same block facing the same street.
4. The terms "residence purposes" as used herein shall be held and construed to exclude hospitals, duplex houses, apartment houses garage apartments, and house trailers, and to exclude commercial and professional uses; and any such usage of this property is hereby expressly prohibited.
5. No structure shall be erected, altered, placed or permitted to remain on any of said lots other than a single story detached dwelling. It is specifically understood that all garages or carports must be attached to said dwelling.
6. No dwelling shall be permitted on any lot at a cost of less than \$12,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of these covenants to assure that all buildings shall be a quality of workmanship and materials substantially the same or better than that which can be

produced on the date that these covenants are recorded at the minimum cost stated herein. The ground area of the structure, exclusive of porches, carports, storage spaces used in connection with carports and garages, shall be not less than 1200 square feet for inside lots and 1250 square feet for corner lots.

7. All of said dwelling units built on the lots aforesaid shall have a minimum of 50% of the exterior walls, including attached garages or carports, but exclusive of window and door openings, constructed of masonry.

8. No building shall be erected, placed, or altered on any lot until the construction plans and specifications 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 external design with existing structures, and as to location with respect to topography and finish grade elevation.

9. The architectural control committee is composed of Roy B. Stewart, Marvin C. Turner and Buford Stewart. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor the designated representative shall be entitled to any compensation for services performed pursuant to the covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written committee to restore to it any of its powers or duties.

10. No dwelling shall be located on any residential building lot nearer than 30 feet to the front line nor nearer than 12 feet to any side street line nor further than 40 feet from the front property line; no building may be located nearer than 7 1/2 feet to any side lot line and all lots shall have a minimum aggregate of 15 feet of side yards.

11. No fence, wall, or hedge shall be placed on any lot in the addition nearer to any street than is permitted for the house on said lot except with the written consent of Buford Stewart Development Company; no fence, wall, or hedge shall be placed on any portion of the sites higher than six feet from the ground. Should a hedge, shrub, flower, or other planting be so placed, or afterwards grow so as to encroach upon adjoining property, such encroachment shall be removed promptly upon request of the owner of the adjoining property. Should any encroachment be upon a right of way or easement, it shall be removed promptly upon request of Buford Stewart Development Company, a Trusteeship, and such encroachment is wholly at the risk of the owner.

12. Buford Stewart Development Company shall have the right to modify the restrictions with reference to location of setback or sideline restrictions of any of the improvements, and the direction which they shall face, to such extent as it deems for the best interest of the addition as a whole, but, such modifications must be in writing.

13. No signs, bullboards, posters, or advertising devices of any character shall be erected on this property without the written consent of Buford Stewart Development Company; such permission shall be revocable at any time.

14. No obnoxious or offensive trade of activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood; no poultry, cattle, horses or other animals, fowls or birds may be kept or maintained on any of said lots, save and except ordinary household pets.

15. No trash, ashes, or refuses may be thrown or dumped on any vacant lot in the addition.

16. No live stock of any kind shall be staked or pastured on any vacant lot in the addition.

17. No building material of any kind, or character shall be placed or stored upon the property until the owner is ready to commence improvements, then such materials shall be placed within the property lines of the lot or parcel of land upon which the improvements are to be erected and shall not be placed in the streets, or between curb lines and property lines.

18. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1985, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

19. If the parties hereto, or any of them, or their heirs, or assigns shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violations.

20. Invalidation of any one of these covenants by judgment or court order shall be no wise effect any of the other provisions which shall remain in full force and effect.

Witness our hands this 19 day of December 1957.

Buford Stewart
Roy B. Stewart
Edleen Begg
Marvin C. Turner

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

Before me, the undersigned, a Notary Public in and for Travis County, State of Texas, personally appeared Edleen Begg, Buford Stewart, Roy B. Stewart and Marvin C. Turner, known to me to be the person or persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office on this the 19 day of December 1957.

SEAL H. R. Rowland, Notary Public, Travis County, Texas.