

21351

RESTRICTIONS AND COVENANTS  
CAMERON PARK ADDITION

VOL. 2942 PAGE 135

89 SEP -5 PM 4: 22  
FILED  
HARRY JOHNS  
COUNTY CLERK

1. LAND USE

All tracts shall be primarily for single family residences. Any residence shall be only single family - not to exceed two (2) stories in height excluding basement. A shop may be built on the tract providing the nearest point of building to street is no closer than the farthest point of the foundation of the residence. No retail shop shall be operated from any tract.

No tract shall be redivided for the purpose of constructing another residence. No buildings shall be moved in except a small storage room or playhouse. A guest house may be built on the property, provided it is not used as a permanent residence for another family. Any variation from these must be approved by the Architectural Committee.

2. MINIMUM HOUSE SIZE

Any residence constructed on any tract shall have a heated and cooled living area of not less than 2200 square feet, excluding any porches, patios, garages, etc. Any multiple story residence shall have at least (1600) square feet of living space on ground floor. In addition, a garage for a minimum of two (2) cars shall be erected at the same time the house is constructed. No garage shall have an entry facing the front property line without the express written consent of the Architectural Committee.

3. ARCHITECTURAL COMMITTEE

The Architectural Committee shall be made up of Gene Chandler, Gwendolyn Chandler, Keith Chandler and Janet Chandler. Any two of these are authorized to act on behalf of the committee.

Before any residence is constructed, the plans and location on lot must be approved by the committee.

4. BUILDING LOCATION

No residence shall be erected closer than 50' to front property line or closer than 25' to side property lines. No storage room or other building shall be closer than 6' to side line or back line of tract.

5. EXTERIOR WALLS - ROOF

Exposed exterior walls of residence shall be 60% brick, brick veneer or masonry construction. Any material used on the remainder of the structure shall be of quality that will withstand weather.

Any building on the tract other than the residence shall be constructed of new material.

Roof material on residence shall be either cedar, cedar shake or heavy composition, with a simulated wood appearance. Roofs of other buildings shall be new, either galvanized, aluminum or composition.

6. FENCES

No fences shall be constructed between the residence and front line of property that shall obstruct the view from other tracts. No chain link shall be constructed on street side of house, only decorative fences such as pole or rail fence shall be constructed between house and front property line.

7. NUISANCES

No noxious or offensive activity or business shall be carried on upon any tract, nor shall anything be done thereon which may be or may become, an annoyance or nuisance to the neighborhood.

8. TEMPORARY STRUCTURES

No mobile home whether on wheels or on blocks shall be permitted on tract at any time for any purpose.

Furthermore, no home or other structure for living purposes shall be moved onto any portion of said property except a motor home, which shall be kept farther from the front property line than the nearest foundation point of the residence, is from the front property line.

9. MAIL BOXES

All mail boxes shall be constructed of masonry or otherwise the design or style of said mail box shall be approved by the Architectural Committee.

10. DRIVEWAYS

All driveways located between residence and street must be constructed of asphalt, with base material or concrete to a minimum width of 12' .

11. AUTOS AND OTHER VEHICLES

No auto, truck, boat, motorcycle, or other vehicle not registered shall be allowed on premises for over 30 days except in a closed building out of sight.

No travel trailer, boat, recreational vehicle, utility trailer, or other type vehicle or trailer, except automobile or pickups, shall be parked or allowed to remain (except for loading or unloading) nearer to a front property line than the foundation of said residence at its nearest point.

12. TRASH

No tract shall be used or maintained as a dumping ground. Rubbish, garbage, trash and other waste shall not be kept except in sanitary containers. All incinerators or other equipment for storage or disposal of any such material, shall be kept in a clean and sanitary condition.

13. ANIMALS, LIVESTOCK, POULTRY

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any tract. However, there may be kept two (2) dogs, cats, or other variety of household pets, provided that they are not kept, bred, or maintained for any commercial purpose.

No chronic barking dog or excessive barking dog, or dog that disturbs the peace and tranquility of the neighborhood, may be kept on any tract. No dog that scatters garbage or disturbs persons while outside their homes shall be allowed to remain free. They must be either leashed or fenced at all times. No Doberman, Pitt Bulldog or other potentially dangerous dog may be allowed in the addition.

There shall not be kept, bred or maintained any exotic animals such as snakes, cougars, bobcats, skunks, lions, tigers, bears, or other such variety of animal.

One pony may be kept on the premises provided it is kept in a pen in the back of tract with the fence of the pen no closer than 25' to any adjoining property. Also the area should be kept free of bad odors and insects.

14. SEPTIC SYSTEM

Each tract shall have, in conjunction with the construction of the residence, a percolation test and subsequent inspection by a licensed sanitarian. Each septic system shall conform to the recommendations of the sanitarian. No system shall be allowed to flow freely on the surface of the ground.

15. HUNTING AND FIREWORKS

No hunting, discharging of rifles, pistols, shotguns or explosives is permitted. Use of fireworks shall be only on driveways and streets and only during the holiday periods of July 4, Christmas and New Years.

16. These covenants and restrictions are to run with the land, and shall be binding upon all parties and all persons claimed under them for a period of twenty (20) years from date this instrument is recorded.

In the event of the violation of any of the terms or conditions herein expressed, the title to the property on which violation was permitted and occurred, shall revert to Grantor, subject to any valid lien against such property held by any good faith holder.

Signed for Identification

Date Sept 5, 1989

Gene Chandler  
Gene Chandler

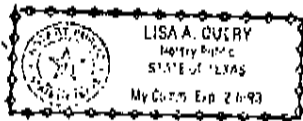
Gwendolyn Chandler  
Gwendolyn Chandler

Keith Chandler  
Keith Chandler

Janet Chandler  
Janet Chandler

STATE OF TEXAS  
COUNTY OF SMITH

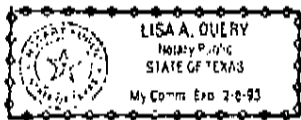
This instrument was acknowledged before me this the 5th day of September, 1989, by GENE CHANDLER.



*Lisa A. Query*  
Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF SMITH

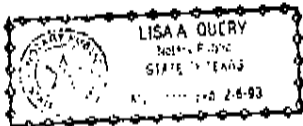
This instrument was acknowledged before me this the 5th day of September, 1989, by GWENDOLYN CHANDLER.



*Lisa A. Query*  
Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF SMITH

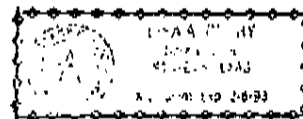
This instrument was acknowledged before me this the 5th day of September, 1989, by KEITH CHANDLER.



*Lisa A. Query*  
Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF SMITH

This instrument was acknowledged before me this the 5th day of September, 1989, by JANET CHANDLER.



*Lisa A. Query*  
Notary Public, State of Texas

STATE OF TEXAS - COUNTY OF SMITH  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Law Record of this County, Texas.

SEP 6 1989  
MARY MURKIS  
COUNTY CLERK, Smith County, Texas  
By *Mary Murkis*