

Fairway One

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PROTECTIVE COVENANTS

FAIRWAY ONE

KNOW ALL MEN BY THESE PRESENTS:

That Horizon Development Corporation, a Delaware corporation, qualified to do business in the State of Texas, being the owner of all the property described on Schedule A attached, in order to provide for a general scheme for the development, use and sale of the said property does by these presents impose upon said land the following covenants and restrictions, which shall run with the land and be binding upon and inure to the benefit of all present and future owners of the land and all persons claiming under them. Any lot owner or the Board as hereinafter defined may enjoin or abate any violation hereof by appropriate action at law or in equity, in which event the prevailing party shall recover costs incurred, together with reasonable attorney's fees. During the first five (5) years following the date hereof and so long as Horizon Development Corporation, its successors or assigns, owns and has not deeded fifty-one (51%) per cent of the lots described in Schedule A attached these covenants and restrictions may be amended at any time by Horizon Development Corporation, its successors or assigns; thereafter these covenants and restrictions may be amended at any time by the vote of the owners of eighty (80%) per cent of the lots in such unit as well as the owners of eighty (80%) per cent of the lots in any unit of the same subdivision adjoining such unit. Where more than one person owns a lot, or any interest therein, the concurrence of all such owners shall be necessary to entitle the owners of such lot to vote for such amendment or modification; it being intended that there shall be only one (1) vote cast per lot.

1. The lots described in Schedule A shall only be used for single family purposes. Not more than one single family dwelling shall be erected, altered, placed or permitted to remain on any lot except as otherwise provided herein. Any accessory structures shall conform to every provision of these covenants and shall be constructed simultaneously with or subsequent to the construction of the principal dwelling located on the same lot.
2. All plans and specifications for any structure or improvement whatsoever to be erected on or moved upon or to any portion of any lot, and the proposed location thereof, the construction material, the roofs and exterior color schemes, and any later changes or additions thereto shall be subject to and shall require the approval in writing of the Architectural Control Board, hereinafter called "Board", as the same from time to time is composed, before any such work is commenced. The Board shall be composed of three (3) members to be appointed by Horizon Development Corporation. Board members shall be subject to removal by Horizon Development Corporation and any vacancies from time to time existing shall be filled by appointment of Horizon Development Corporation; provided, however, that at any time hereafter Horizon Development Corporation may, at its sole option, relinquish to Waterwood Improvement Association, Inc., the power of appointment and removal herein reserved to Horizon Development Corporation. Such transfer of powers shall be evidenced in writing.
3. There shall be submitted to the Board on forms approved by the Board an application for a permit to build, together with two complete sets of plans and specifications for any

and all proposed improvements and alterations which are desired and no improvements of any kind shall be erected, placed or maintained upon any lot until the final plans, elevations and specifications therefor have received such written approval as herein provided. Such plans shall include plot plans showing the location on the lot of the building, wall, fence, landscaped areas (including any proposed rearrangement of the native vegetation), or other improvement proposed to be constructed, altered, placed or maintained, together with the schemes for roofs and exteriors thereof. Such applications shall be accompanied by a reasonable filing fee to be determined and set by the Board, said fee to defray the Board's expenses.

4. The Board shall approve or disapprove plans, specifications and details within forty-five (45) days after receipt thereof. One set of such plans and specifications and details with the approval or disapproval endorsed thereon shall be returned to the person submitting them and the other copy thereof shall be retained by the Board for its permanent files. The Board shall advise the applicant of the reason for the disapproval and suggest acceptable changes. In the event the Board fails to approve or disapprove any plans which have been submitted to it within forty-five (45) days from receipt thereof, approval shall not be required and the related covenants shall be deemed to have been fully complied with.
5. The Board shall have the right to disapprove any plans, specifications or details submitted to it in the event the same are not in accordance with all of the provisions of these restrictions, if the design or color scheme of the proposed improvements is not in harmony with the general surroundings of the real property or with existing adjacent improvements and natural environment, if the plans and specifications submitted are incomplete or in the event the Board deems the plans, specifications or details or any part thereof to be contrary to the interest, welfare or rights of owners of the lots covered hereby. The decisions of the Board shall be final.
6. No approval of the plans or permit to build shall be issued by the Board until the person applying for the same shall file proof with the Board of the payment of the applicable Capital Improvement Charge specified in the General Warranty Deed and Declaration of Covenants filed of record in the Deed Records of the county wherein the herein described property is located by the Waterwood Improvement Association, Inc., covering the lots described in Schedule A hereof.
7. Neither the Board, Horizon Development Corporation nor any architect or agent thereof shall be responsible in any way for any defects of any plans or specifications submitted, revised or approved in accordance with the foregoing provisions, nor for any structural or other defects in any work done according to such plans and specifications.
8. The native growth on any lot shall not be destroyed or removed from any lot, except such native growth as may be necessary for the construction and maintenance of roads, pathways, residences, accessory buildings and/or walled-in service yards and patios, which native growth shall not be removed prior to commencement of construction and unless written permission is first obtained from the Board. In the event such growth is removed, except as stated above, the Board may require the replanting or replacement of same, the cost thereof to be borne by the lot owner. Anything to

the contrary notwithstanding, the property owners may remove with prior written permission of the Board native growth which is dead, unhealthy, detrimental to the remaining growth or otherwise undesirable for the maintenance of healthy and attractive natural vegetation. However, nothing shall be done which will change the general character of those areas where native growth is required to be maintained.

9. No structure shall be constructed that exceeds thirty (30) feet in height. The height of the structures shall be measured from the natural grade at the highest elevation beneath the structure to the highest point of the roof or any projection. The Board may grant a waiver of this requirement in the event that rigid adherence to this requirement would work undue hardship on the owner. The living area measured to the outside walls of the principal dwelling shall not be less than seven hundred (700) square feet. The Board may permit a variance from the minimum square footage requirement. The Board shall have the authority to set up regulations as to height, design and material content of any walls and fences enclosing yards or patios.
10. No business or professional service of any nature shall be conducted on any lot, and no building or structure intended for or adapted to business or professional purposes, and no apartment house, double house, flat building, lodging house, hotel, hospital or sanitarium shall be erected, placed, permitted or maintained on any lot. Nothing in this paragraph, however, shall be construed as preventing the renting or leasing of an entire lot, together with its improvements, or renting or leasing of a bedroom-bathroom combination with a separate outside entry thereto being a part of the principal residence provided that no kitchen facilities shall be contained therein.
11. No air conditioning condensing unit and fan, evaporative cooler or other object, which in the opinion of the Board is unsightly, shall be placed upon or above the roof of any dwelling or other building except where it is architecturally concealed from view in plans submitted to and approved by the Board and then only when, to the satisfaction of the Board, the same is not aesthetically objectionable and is otherwise in conformity with the overall development of the property.
12. No butane or other tank used for storage of gas or liquids for fuel shall be placed on a lot.
13. All mailboxes shall be located in such areas as designated by the Board and shall be of such design and construction as required by the published guidelines of the Board.
14. No hunting or discharging of firearms shall be allowed on the land described in Schedule A.
15. No animals or fowl other than ordinary household pets commonly housed in a residence shall be permitted on any lot and the breeding or maintaining of such animals or fowl for commercial purposes shall not be permitted.
16. No resubdivision of residential lots shall occur unless prior written approval has been granted by the Board and such subdivision results in the creation of lots meeting all minimum standards of adjacent or surrounding lots and which,

by determination of the Board, shall be in keeping with the general character of the existing or proposed adjacent residential development. Minimum setback requirements may be specified by the Board in response to special site conditions.

17. All windows, glass panels, sliding glass doors and all other glass exterior panels if covered must be covered by either draperies, shades or other finished products so as to enhance the appearance of the entire project. The Board must approve any variance from this covenant and the Board retains the authority to prevent or have removed any window or glass covering that is aesthetically objectionable or is otherwise offensive to the overall project.
18. Only normal lounge type furniture, fixtures and portable barbeque grills are allowed or permitted on the patios. No bicycles, boating and fishing equipment or other objectionable items are allowed to be stored on the patios. The final authority on what is allowed on the patios rests with the Board.
19. No wall, fence or other accessory structure or any landscaping shall be built, erected or otherwise placed upon any lot without the approval in writing of the Board.
20. Easements for the installation and maintenance of utilities are reserved as indicated on the recorded plat and no structure, planting or other materials except as specifically approved by the Board shall be constructed or maintained within any such easements; nor may anything be done which may alter in any way the direction or flow of water through the natural drainage channels within the easements. Provided, however, that this shall not prevent the changing of any such channels within the easements which, in the opinion of the Board, shall be an upgrading of the same. Each lot and the property included in Common Area "A" and "B" shall be subject to an easement for encroachments created by construction, reconstruction, repair, shifting, settlement or movement of any portion of the property or units. A valid easement for the encroachment and for maintenance of same shall exist so long as the encroachment exists. In interpreting deeds and the plat, the existing physical boundaries of the unit constructed or reconstructed in substantial accordance with the plat and plans thereof become its boundaries rather than the boundaries expressed in the plat provided that the easement does not relieve the owner, contractor, subcontractor or materialman of liability for failure to adhere to the plat boundary in case of willful misconduct.
21. No automobile, mobile home, motor home, trailer of any kind, truck, camper, boat or other vehicle shall be kept, placed or maintained on a residential lot or on Common Area "A".
22. All on-site utility connections including water, gas and sewer lines, power, telephone and television cables shall be located underground. The Board may issue variances as to the above where strict enforcement may impose an undue hardship.
23. No water well or other independent water supply or facilities shall be constructed or maintained within any residential area as long as there is available to such a residential area a source of water supply through one or more community water distribution systems. Nor shall any such well or water supply be installed without the approval of the Municipal Utility District within which the lot is located and, further,

any such approval may be on the condition that when water is available from a community water distribution system that any such private water well or water facility shall be abandoned:

24. No exterior radio tower or antenna shall be installed or maintained on any lot. No exterior television tower or antenna or FM antenna shall be installed or maintained on any lot without the express prior written permission of the Board. Such permission shall only be good for so long as cable television is not available. Upon the installation of cable television facilities all exterior television towers, antennas and FM antennas shall be removed by the lot owner. Only Horizon Properties Corporation, its successors or assigns, shall have the right and authority to install cable television facilities on the property herein.
25. All chimneys, flues, vents for fireplaces and open flame heating units shall have U. S. Forestry Service Approval Spark Arresters attached in an approved manner.
26. All site improvements and structures shall be built, erected, altered or maintained in such a manner as to preserve as nearly as possible the land in its natural state.
27. All exterior lighting shall be constructed in a functional manner so as to enhance the overall appearance of the community. All such exterior lighting shall be installed in such a manner so as not to create a nuisance to occupants of adjacent lots or users of adjacent streets.
28. No signs whatsoever, including commercial, political or other similar signs, visible from adjoining lots or streets, shall be permitted on any lot except as follows: such signs as may be required by legal proceedings; residential identification signs of a combined total face area of one and one-half (1½) square feet or less; during the time of construction of any residence or other improvement one job identification sign having a maximum total face area of twelve (12) square feet; not more than one "for sale" or "for rent" sign having a maximum face area of three (3) square feet; flashing, lighted or moving signs shall not be permitted. No sign of any description or supports or braces for signs shall be nailed or spiked to any tree. All signs must be on their own supporting standards. Advertising banners, pennants and wind powered devices will not be permitted. All signs including proposed location, sizes and colors shall be reviewed by the Board and must receive prior written approval from the Board before installation. The Board may issue variances as to the above on such conditions and for such time periods as it may deem necessary.
29. All buildings, landscaping, fences and any other improvements not included in the maintenance agreement with the Fairway One Homeowners Association shall be maintained in good and sufficient repair and such premises shall be kept painted, windows glazed and the property otherwise maintained in an aesthetically pleasing manner as determined by the Board. All owners of property shall be responsible for keeping their lots free from debris, rubbish or trash of any kind. Landscaping shall be properly maintained by the owner of the property, whether said property is occupied or not, in a neat and adequate manner which shall include lawns mowed, underbrush cleared, hedges trimmed, watering when necessary and removal of weeds from planted areas. In the event the owner not properly maintain the landscaping or not

keep his lot free from debris, rubbish or trash, the Board, after giving fifteen (15) days notice to the owner, may enter upon the lot and have the lot cleaned or maintain the landscaping. The expense shall be the expense of the owner and become a lien upon the lot and the Board shall have the right to enforce the lien, to the same extent, including a foreclosure sale and deficiency decree, and subject to the same procedures as in the case of mortgages under the applicable law. The amount then due by such owner shall include the expense as well as the cost of such proceedings, including a reasonable attorney's fee. No owners of any lots shall be permitted to store wrecked or disabled motor vehicles on a lot or any street nor shall any lot or street be used for repair, reconstruction or modification of motor vehicles.

30. All laundry drying yards shall be screened from view from the streets, neighbors, golf course and common areas. Trash, garbage and other wastes shall be stored in sanitary containers so situated as to be accessible to the service agency responsible for collection of said wastes and such area screened from view from adjacent properties, the golf course and from the street. No obnoxious, offensive or illegal activities shall be carried on on any lot nor shall anything be done on any lot that shall be or become an unreasonable annoyance or nuisance to the neighborhood.
31. No mobile home, trailer, tent, garage or other out building shall be placed or erected temporarily or permanently on any lot; provided, however, the Board may grant permission for any temporary structure for storage of materials during construction. No such temporary structures as may be approved shall be used at any time as a dwelling place. Such approved temporary structure shall be removed upon completion of the construction for which permission was granted.
32. All parking of automobiles, campers, motor homes or trucks will be in the designated areas of the parking lots as determined by the Fairway One Homeowners Association. No automobiles, motorcycles or other vehicles are to be parked in any area other than the parking lot in Common Area "B" shown on the plat hereof.
33. After the Board has issued a permit to build and construction of buildings has commenced all improvements must be substantially completed in accordance with the plans and specifications, as approved, within one (1) year from the date such permission is given. If the owner fails to comply with the above conditions, any approval given shall be deemed revoked unless, on written request of the owner made to the Board prior to the expiration date of the designated one (1) year period, the Board may extend the time for commencement and completion. During construction, all building sites shall be kept clear on a weekly basis, and all trash, rubbish and debris removed from the construction site after any construction is completed. Burning of any and all trash, rubbish and debris is prohibited within the subdivision, except for burning stumps required for construction clearance. Disposal of all trash, rubbish and debris must be accomplished in accordance with procedures established by the Board. On completion of construction of improvements, exposed openings shall be backfilled and disturbed grounds shall be graded, leveled, paved or landscaped. Ground areas disturbed by grading construction activities shall be replanted or restored at the earliest opportunity.

- 34. Upon completion of construction, notification in writing shall be given to the Board so that it may determine compliance with these covenants and grant a certificate of occupancy without which no building may be occupied. The Board shall have ten (10) days from receipt of such notice in writing within which to act.
- 35. The approval or disapproval as required in these covenants shall be in writing and shall be based upon consideration of each submission conforming to the Board's published guidelines and any and all environmental design guidelines which may have been adopted by said Board. In the event there is a conflict between the Board's published guidelines and any environmental design guidelines which may be adopted, the environmental design guidelines shall take precedence.
- 36. In the event that any one or more of the provisions, conditions, restrictions and covenants herein set forth shall be held by any court of competent jurisdiction to be null and void, all remaining provisions, conditions, restrictions and covenants set forth herein shall continue unimpaired and remain in full force and effect.

IN WITNESS WHEREOF, Horizon Development Corporation, a Delaware corporation, has caused these presents to be executed on the 22nd day of October, 1979.

HORIZON DEVELOPMENT CORPORATION

ATTEST:

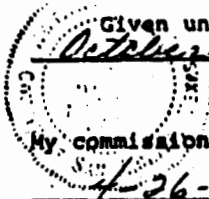
Gloria Kempenski
Assistant Secretary

By Alfred Lehtonen
Vice President

STATE OF TEXAS)
) ss
COUNTY OF SAN JACINTO)

Before me, the undersigned authority, in and for said county and state, on this day personally appeared Alfred Lehtonen, Vice President of Horizon Development Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as Vice President of said corporation, and as the act and deed of said corporation and for the purpose and consideration therein expressed.

Given under my hand and seal of office this 22nd day of October, 1979.



Shirley Brown
Notary Public

My commission expires: 4-26-80

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SCHEDULE A

Lots 1 through 5 of Fairway One Block Three, a subdivision within San Jacinto County, Texas, according to the plat thereof on file for record in the Office of the San Jacinto County Clerk in Book 6 of Plat Records at page 24.

File No. 5932
This instrument was filed for record on the 6th
day of November, 1929 at 1:26 clock P. M.
and duly recorded in Vol. 188 Page 713 et seq.
of the Deed Records of this Office.
Mrs. Imogene H. Trepp
Clerk of SAN JACINTO COUNTY, TEXAS
By Carroll L. Davis Deputy

