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THE STATE OF TEXAS 44
COUNTY OF HARRIS 44

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KNOW ALL MEN BY THESE PRESENTS:
DEED RECORD.

018-36-1557
VIR 5692 FILE 117

ROBERT L. BUCK and JOSEPH J. JOHNSON, owners of the lands and premises

hereinafter described for the purpose of evidencing and setting forth a substantially uniform plan of development which they have adopted for such lands and premises, do hereby covenant and provide that Robert L. Buck and Joseph J. Johnson, as well as their heirs and assigns, and all parties holding title by, through and under them, shall hereafter have and hold title to the following described lands and premises, to-wit:

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Lots 1 through 15 in Block 5, Lots 1 and 2 in Block 7, Lots One (1) through Eighteen (18), both inclusive, in Block One (1); Lots One (1) through Thirteen (13), both inclusive, in Block Two (2); Lots One (1) through Forty (40), both inclusive, in Block Three (3); and Lots One (1) through Thirty (30), both inclusive, in Block Four (4); all in KAMBLEWOOD PARK, SECTION ONE (1), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 121, Page 53, of the Map Records of Harris County, Texas.

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subject to the following restrictions, reservations and covenants, which are hereby imposed upon said properties as covenants running with the land, and which Robert L. Buck and Joseph J. Johnson agree shall be binding upon and shall be observed by themselves, their heirs and assigns, and shall run in favor of and be enforceable by any person who shall hereafter own any of said lots above described.

PART A - RESIDENTIAL COVENANTS

1. None of said lots shall be used except for residential purposes and no building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

2. No building shall be erected, placed or altered on any of said lots until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of them with respect to topography and finished ground elevation by a committee composed of Glen Morwood, R. D. Whitworth and Guy B. Olson, or a representative designated by a majority of the members of said committee.

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018-33-1558

In the event of death or resignation of any members of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representatives, fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of the named committee and/or its designated representative shall, on July 13, 1984, automatically pass to a committee of three owners of lots in Ramblewood Park, Section One, which such three lot owners shall be selected by a majority of lot owners in said Ramblewood Park, Section One. Such selection may be made at any time, and from time to time, during the duration of these restrictions. Such action by said majority of lot owners shall be evidenced by an appropriate written instrument, executed by such majority and filed for record in the Deed Records of Harris County, Texas.

3. Any single story residence constructed on said lots must have a ground floor area of not less than 1000 square feet, exclusive of open or screened porches, terraces, driveways, carports and garages. Any residence other than a single story residence must have not less than 600 square feet of ground floor living area exclusive of open or screened porches, terraces, driveways, carports and garages.

4. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set-back lines shown on the recorded plat, and also no building (except a garage or permitted accessory building located 70 feet or more from the front lot line) shall be placed on any lot so as to be located so that the aggregate width of the side yards at the front building set-back line is less than 15% of the width of the width of the lot at the front building set-back line. A three (3) foot side yard shall be permissible for a garage or other permitted accessory building

018-3C-1359

located seventy (70) feet or more from the front property line. If two or more lots, or fractions thereof, are consolidated into one building site in conformity with the provisions of Paragraph 5(a) below, these building set-back provisions shall be applied to such resultant building site as if it were one original, platted, lot.

5. None of said lots shall be re-subdivided in any fashion except as hereinafter provided.

(a) Any persons owning two or more adjoining lots may subdivide or consolidate such lots into building sites, with the privilege of placing or constructing improvements, as permitted in paragraphs numbered 3 and 4 above, on each such resulting building site, provided that such subdivision or consolidation does not result in any building sites with less than a sixty (60) ~~foot~~ feet at the front building ~~front~~ line in such subdivision or consolidation.

6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Neither Joseph J. Johnson, Robert L. Buck, nor any utilities company using the easements herein referred to shall be liable for any damage done by them or their assigns, their agents, employees or servants, to shrubbery, trees or flowers or other property of the owners situated on the land covered by said easements.

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

8. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

9. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent, or signs of any size used by a builder to advertise the property during the construction and sales period until all construction is completed.

10. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or on any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts, be permitted upon or on any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

018-30-1560

11. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

12. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

13. No fence, wall, hedge or gas meter shall be placed, or permitted to remain, on any of said lots nearer to the street or streets adjoining such lot than is permitted for the main residence on such lot.

14. No shrub or tree planting which obstructs sight lines at elevations between 2 and 6 feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten feet from the intersection of a street property line within the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstructions of such sight lines.

15. Each lot shall be subject to an annual maintenance charge of not more than five mills per square foot of lot area, for the purpose of creating a fund to be known as the Ramblewood Park Maintenance Fund, to be paid by the then owner of each lot in conjunction with the charges to be paid by owners of other lots in Ramblewood Park. This maintenance charge shall be secured by a vendor's lien upon said lots and is to be paid annually on the first day of January of each year, in advance, to Norwood Homes, Inc., at its office in Houston, Texas, or its assigns or successors, with 6% interest on any delinquent payments, and such annual charge may be adjusted by said corporation from year to year as the needs of the property may, in its judgment require, but shall in no event be set at a greater amount than five mills per square foot per year, and an annual balance sheet of this fund will be mailed to each owner of property in Ramblewood Park.

Norwood Homes, Inc. agrees to pay such maintenance charges for its unimproved lots and to apply the total of the funds so collected, as far as they may be sufficient, toward the payment for maintenance of streets, paths, parks, parkways, esplanades, vacant lots, lighting, fogging, and doing any other thing necessary or desirable in the opinion of said corporation to maintain or improve the property, or which it considers to be of general benefit to the owners or occupants of Ramblewood Park. It is agreed that the decisions of said corporation shall be final so long as such expenditures are made in good faith.

These annual maintenance charges shall continue for a period of ten (10) years from date of filing of restrictions, and then shall continue for successive five (5) year period until a majority of the then lot owners shall file an instrument with the County Clerk of Harris County agreeing to the abandonment of such charges.

PART B - GENERAL PROVISIONS

1. These covenants are to run with the land and shall be binding upon all of the parties and all persons claiming under them until July 13, 2004, at which time said covenants shall be automatically extended for successive periods of ten (10) years each unless it is agreed to change said covenants in whole or in part by an instrument signed by a majority of the then owners of the lots. 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 persons owning real estate 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 covenant, and either to prevent him or them from doing, or to recover damages or other dues for such violation.

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

William Allum, as lienholder, joins herein to evidence his approval and agreement to all of the foregoing restrictions.

EXECUTED this the 7th day of October, 1964.

William Allum
WILLIAM ALLUM

Joseph J. Johnson
JOSEPH J. JOHNSON

Robert L. Buck
ROBERT L. BUCK

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VOLUME 5632 PAGE 121

018-36-1561

THE STATE OF TEXAS
COUNTY OF HARRIS

018-30-1362

DEED RECORDS
VOLUME 5692 PAGE 122

BEFORE ME, the undersigned authority, a Notary Public, in and for Harris County, Texas, on this day personally appeared JOSEPH J. JOHNSON and ROBERT L. BUCK, 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 7th day of

October, 1964.



Malet Walker
Notary Public, Harris County, Texas

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, a Notary Public, in and for Harris County, Texas, on this day personally appeared WILLIAM ALLUM, 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 this the 8 day of

October, 1964.



J. H. Bonbright
Notary Public, Harris County, Texas

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THE STATE OF TEXAS I
COUNTY OF HARRIS I

KNOW ALL MEN BY THESE PRESENTS: INFO RECORDS
VIL 5859 PML 359

THAT certain restrictions, reservations and covenants have been
previously filed as RAMBLEWOOD PARK RESTRICTIONS, recorded in Volume 5692, Page 112
117 of the Deed Records of Harris County, Texas, covering the following described
property, to-wit:

FILED
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HARRIS COUNTY, TEXAS

MAR 19 9 35 AM 1945

Lots One (1) through Fifteen (15) in Block Five (5);
Lots One (1) and Two (2) in Block Seven (7); Lots One (1)
through Eighteen (18), both inclusive, in Block One (1);
Lots One (1) through Thirteen (13), both inclusive, in
Block Two (2); Lots One (1) through Forty (40), both in-
clusive, in Block Three (3); and Lots One (1) through
Thirty (30), both inclusive, in Block Four (4), all in
RAMBLEWOOD PARK, SECTION ONE (1), an addition in Harris
County, Texas, according to the map or plat thereof re-
corded in Volume 105, Page 39 of the Map Records of Harris
County, Texas.

027-23-1103

That this Amendment to the above referred to Restrictions shall
be effective as of this date, and that these Restrictions are amended in the
following respects only, and none other:

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That paragraph "3" under "Part A - Residential Covenants" that
now reads as follows, to-wit:

"3. Any single story residence constructed on said lots must
have a ground floor area of not less than 1000 square feet, ex-
clusive of open or screened porches, terraces, driveways, car-
ports and garages. Any residence other than a single story
residence must have not less than 600 square feet of ground
floor living area exclusive of open or screened porches, terraces
driveways, carports and garages."

shall be amended to read as follows, to-wit:

"3. Any single story residence constructed on said lots must
have a ground floor area of not less than 1250 square feet,
exclusive of open or screened porches, terraces, driveways,
carports and garages. Any residence other than a single story
residence must not have less than 750 square feet of ground
floor living area exclusive of open or screened porches, ter-
races, driveways, carports and garages. The construction of
any residence will involve the use of a minimum of 50% brick
veneer around outside perimeter of dwelling."

II.

That paragraph "13" under "Part A - Residential Covenants" that
now reads as follows, to-wit:

"13. No fence, wall, hedge or gas meter shall be placed, or
permitted to remain, on any of said lots nearer to the street
or streets adjoining such lot than is permitted for the main
residence on such lot."

shall be amended to read as follows, to-wit:

"13. No fence, wall, hedge or gas meter shall be placed, or permitted to remain, on any of said lots nearer to the street or streets adjoining such lot than is permitted for the main residence on such lot, save and except that along the South property line of Lot ~~12~~ (12), Block One (1) and along the South property line of Lot One (1), Block Two (2), both in Section One (1) of the Kupar of Ramblewood Park, from the rear to the front property lines of above mentioned Lots, it shall be permissible to erect a masonry and wood fence of design acceptable to the Control Committee as set out in Section 2 of Part A."

III.

That paragraph 15, under "Part A - Residential Covenants" that now reads as follows, to-wit:

"15. Each lot shall be subject to an annual maintenance charge of not more than five mills per square foot of lot area, for the purpose of creating a fund to be known as the Ramblewood Park Maintenance Fund, to be paid by the then owner of each lot in conjunction with the charges to be paid by owners of other lots in Ramblewood Park. This maintenance charge shall be secured by a vendor's lien upon said lots and is to be paid annually on the 1st day of January each year, in advance, to Norwood Homes, Inc. at its office in Houston, Texas, or its assigns or successors, with 6% interest on any delinquent payments, and such annual charge may be adjusted by said corporation from year to year as the needs of the property may, in its judgment require, but shall in no event be set at a greater amount than five mills per square foot per year, and an annual balance sheet of this fund will be mailed to each owner of property in Ramblewood Park."

shall be amended to read as follows, to-wit:

"15. Each improved lot shall be subject to an annual maintenance charge of not more than Thirty-Six and No/100 Dollars (\$36.00) for the purpose of creating a fund to be known as the Ramblewood Park Civic Improvement Association, to be paid by the then owner of each lot in conjunction with the charges to be paid by owners of other lots in Ramblewood Park. This maintenance charge shall be secured by a vendor's lien upon said lots, said lien becoming subordinate and inferior to any first lien created from the original sale of a dwelling covered under these restrictions, and is to be paid annually on the 1st day of January of each year, in advance, to Ramblewood Civic Improvement Association at its office in Houston, Texas, or its assigns or successors, with 6% interest on any delinquent payments and such annual charge may be adjusted by said corporation from year to year as the needs of the property may, in its judgment require, and an annual balance sheet of this fund will be mailed to each owner of property in Ramblewood Park."

Other than the Amendments as above set forth, the original Ramblewood Park Restrictions, recorded in Volume 5692, Page 117 of the Deed Records of Harris County, Texas, shall continue in full force and effect.

EXECUTED this 23 day of February, 1965.

William Allum
WILLIAM ALLUM

Robert L. Buck
ROBERT L. BUCK

ATTEST:

By Mary S. Hume
Secretary

NORWOOD HOMES, INC.

By Robert L. Buck
Vice President

027-23-1104


THE STATE OF TEXAS I
COUNTY OF HARRIS I

DEED RECORD

VOL 5859 PAGE 361

027-23-105

BEFORE ME, the undersigned authority, on this day personally appeared JOSEPH J. JOHNSON and ROBERT L. BUCK, 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.


1965  GIVEN under my hand and seal of office this 12TH day of ~~February~~ ^{MARCH}.

L. J. Bowers
Notary Public in and for
Harris County, Texas

LAURA FRANCIS BOWERS
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1966

THE STATE OF TEXAS I
COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM ALLUM, 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.

1965  GIVEN under my hand and seal of office this 18TH day of ~~February~~ ^{MARCH}.

Richard L. Bowers
Notary Public in and for
Harris County, Texas

THE STATE OF TEXAS I
COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared CUY R. ODON, Vice President of NORWOOD HOMES, INC., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

1965  GIVEN under my hand and seal of office this 23 day of February.

Oona M. Neide
Notary Public in and for
Harris County, Texas.

OONA M. NEIDE
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1966