

CLEAR LAKE FOREST, SECTION VI & VII  
RESIDENTIAL RESTRICTIONS

STATE OF TEXAS            )  
  )            KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HARRIS        )

WHEREAS, under date of September 21, 1970, Friendswood Development Company, as "Declarant", executed those certain CLEAR LAKE FOREST, SECTION THREE RESIDENTIAL RESTRICTIONS, applicable to Clear Lake Forest, Section Three, a subdivision of Ritson Morris League, A-52, in Harris County, Texas, being recorded in Volume 173, page 101 of the Map Records of Harris County Texas, which restrictions are recorded under File No. D 230683, Film Code No. 123-27-1396, in the Official Public Records of Real Property of Harris County, Texas, and is here referred to for all purposes; and

**NOW, THEREFORE, Friendswood Development Company does hereby make the same conditions, covenants and restrictions as set forth in that certain instrument recorded under File No. D 230683, Film Code No. 123-27-1396 of the Official Public Records of Real Property of Harris County, Texas, applicable to the land describe in Exhibit "A" attached hereto and made part hereof.**

IN WITNESS WHEREOF Friendswood Development Company has hereunto caused its corporate name to be signed and its corporate seal to be affixed, and the same to be done and attested by the signature if its duly authorized officers this 10 day of June, 1975.

FRIENDSWOOD DEVELOPMENT COMPANY

ATTEST:

By S/ Charles L. Pence  
Vice-President

S/B. S. Sierce  
Secretary

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EXHIBIT "A"

Tract I

All that certain tract or parcel containing 7.4837 acres of land in the Ritson Morris Survey, A-52 Harris County, Texas, and being more particularly described by metes and bounds as follows, basing all bearing called up the Texas Coordinate System, South Central Zone, to wit:

BEGINNING at an iron rod in the north right-of-way line of Shady Springs Drive (60 foot width) marking the southeast corner of Lot 18, Block 6, Replat of Clear Lake Forest, Section 3, a subdivision of record in Volume 177, Page 72 of the Map Records of Harris County, Texas;

THENCE N 00°19'33" E. 462.72 feet along the east line of aforementioned Block 6, to an iron rod for the northwest corner also being the northeast corner of Lot 7, Block 6, and also being in the south line of Lot 15, Block 7 of aforementioned Replat;

THENCE easterly along the south line of Block 7 of the Replat of Clear Lake Forest, Section 3 by the following courses:

N 83°47'08" E, 41.28 feet to an iron rod;

S 82°12'02" E, 227.68 feet to an iron rod;

S 85°59'33" E, 225.79 feet to an iron rod;

S 89°40'26" E, 2265.05 feet to an iron rod for northeast corner;

THENCE departing said Replat of Clear Lake Forest, Section 3 S 00°57'59" W, 398.34 feet to an iron rod for the southeast corner in the north right-of-way line of Shady Springs Drive as dedicated in Volume 6874, Page 215 of the Deed Records of Harris County, Texas;

THENCE westerly along said north right-of-way line of Shady Springs Drive by the following courses:

N 89°40'26" W, 50.39 feet to an iron rod;

95.60 feet along arc of curve to left (radius = 330.00 feet, delta angle = 16°35'52") to iron rod at point of reverse curve;

78.22 feet along arc of curve to right (radius = 270.00 feet, delta angle = 16°35'52") to iron rod at end of curve;

N 89°40'26" W, 530.89 feet to southwest corner and PLACE OF BEGINNING and containing 7.4837 acres of land.

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Tract II

All that certain tract or parcel containing 2.0636 acres of land in the Ritson Morris Survey, A-52, Harris County, Texas, and being more particularly described by metes and bounds as follows, basing all bearings called upon the Texas Coordinate System, South Central Zone, to wit:

BEGINNING at an iron rod in the south right-of-way line of Shady Springs Drive (60 foot width) being the northeast corner of Lot 28, Block 1, Replat of Clear Lake Forest, Section 3, a subdivision of record in Volume 177, Page 72 of the Map Records of Harris County, Texas;

THENCE S 89°40'26" E, 532.29 feet along the south right-of-way line of Shady Springs Drive as dedicated by instrument of record in volume 6974, Page 215 of the Deed Records of Harris County, Texas, to an iron rod at the beginning of a curve;

THENCE 95.60 feet easterly along the arc of a curve to the left in said south right-of-way line having a radius of 330.00 feet and a delta angle of 16°35'52", to an iron rod at a point of reverse curve.

THENCE 78.22 feet easterly along the arc of a curve to the right in said south right-of-way line of Shady Springs Drive having a radius of 270.00 feet and a delta angle of 16°35'52", to an iron rod for northeast corner at the end of curve;

THENCE departing Shady Springs Drive, S 00°57'59" W, 150.00 feet to an iron rod for southeast corner;

THENCE N 89°40'18" W. 702.00 feet to an iron rod for southwest corner being also the southeast corner of aforementioned Lot 28;

THENCE N 00°19'33" E, 124.97 feet along the ease line of said Lot 28 to the PLACE OF BEGINNING and containing 2.0636 acres of Land.

STATE OF TEXAS            )(

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS        )(

That Friendswood Development Company, an Arizona corporation with a permit to business in the State of Texas, having an office in Houston, Harris County, Texas, hereinafter called "Friendswood", being the owner of that certain tract of land located in Harris County, Texas which Friendswood has platted into a subdivision known as Clear Lake Forest, Section Three, a map or plat of said subdivision, approved as required by law, having been filed for record and being recorded in Volume 173 page 101 of the Map Records of Harris County, Texas, to

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which reference is here made for all purposes, and a replat thereof, approved as required by law, having been filed for record and being recorded in Volume 177, page 72 of the Map Records of Harris County, Texas, to which reference is made for all purposes, does hereby establish, adopt and promulgate the following amendment to the condition, covenants and restrictions affecting said subdivision recorded in Volume 8241, Page 610 Deed records, Harris County, Texas, said amendment being that Lots Twenty Five (25), Twenty Six (26), Twenty Seven (27) and Twenty Eight (28) Block One (1), Clear Lake Forest, Section Three (3), located in Core "K", Clear Lake City, a subdivision of 26.3150 acres out of the Ritson Morris Survey, A-52, Harris County, Texas according to the map or plat thereof recorded in Volume 173, Page 101, and the replat thereof recorded in Volume 177, Page 72, both in Harris County Map Records, are not restricted to the residential restrictions heretofore filed of record in Volume 8241, Page 610 Deed Records of Harris County, Texas, and said restrictions shall not apply to Lots Twenty Five (25), Twenty Six (26), Twenty Seven (27) and Twenty Eight (28) hereinbefore set out.

IN WITNESS WHEREOF Friendswood Development Company has hereunto caused its corporate name to be signed and its corporate seal to be affixed, and the same to be done and attested by the signature of its duly authorized officers this 16<sup>th</sup> day of April, 1971.

FRIENDSWOOD DEVELOPMENT COMPANY

ATTEST:

By S/ Charles L. Pence  
Vice-President

S/B. S. Sierce  
Assistant Secretary

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STATE OF TEXAS            )  
COUNTY OF HARRIS        )

BEFORE ME, the undersigned authority, on this day personally appeared Charles L. Pence, known to me to be the person whose name is subscribed to the foregoing instrument as Vice President of FRIENDSWOOD DEVELOPMENT COMPANY, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and as the act and deed of said FRIENDSWOOD DEVELOPMENT COMPANY.

Given under my hand and seal of office this the 16<sup>th</sup> day of April, 1971.

Notary  
Seal

S/ Helen R. Kirby  
Notary Public in and for  
Harris County, Texas

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RECORDED: Vol. 8241, Page 610  
Deed Record of Harris County, Texas

STATE OF TEXAS            )(

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS        )(

That Friendswood Development Company, an Arizona corporation with a permit to business in the State of Texas, having an office in Houston, Harris County, Texas, hereinafter called "Friendswood", being the owner of that certain tract of land located in Harris County, Texas which Friendswood has platted into a subdivision known as Clear Lake Forest, Section Three, a map or plat of said subdivision, approved as required by law, having been filed for record and being recorded in Volume 173 page 101 of the Map Records of Harris County, Texas, to which reference is here made for all purposes, does hereby establish, adopt and promulgate the following Conditions, Covenants and Restrictions which shall be applicable to the lots in said subdivisions:

Part I

1. Subject to paragraph 8 below each lot shall be used only for single family residence purposes.
2. No building shall be erected, altered or permitted to remain on any lot other than one detached single-family residential dwelling not to exceed two (2) stories in height, and a private garage for not more than three (3) cars and bona fide servants quarters, which structure shall not exceed the main dwelling height or number of stories.
3. No building or improvements of any character shall be erected or placed, or the erection thereof begun, or changes made in the design thereof after original construction, on any lot until the construction plans and specifications and a plan showing the location of the structure or improvements have been submitted to and approved in writing by Friendswood, or its assignee hereinafter provided for, as to compliance with these restrictions and as to quality of materials, harmony of external design with existing and proposed structures, and as to location with respect to topography and finish grade elevation. In the event Friendswood fails to approve or disapprove within thirty (30) days after receipt of the required documents, approval will be not be required and the related covenants set out herein shall be deemed to have been fully satisfied.
4. The living area of the main residential structure, exclusive of porches, garage and servants quarters shall not be less than 1,800 square feet for a one-story dwelling nor less than 2,200 square feet for a two-story structure. The exterior materials of the main residential structure including garage if attached, shall be not less than fifty-one percent (51%) masonry. Detached garage may be of wood.

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5. No building shall be located on any lot nearer to the front line of nearer to the street sideline than the minimum building setback line shown on the recorded plat. No building shall be located on any lot nearer than ten (10) feet to any side or rear street line. Subject to the provisions of Paragraph 6, no building shall be located nearer than seven (7) feet to an interior side lot line, except that a garage or other permitted accessory building located seventy-five (75) feet or more from the front lot line may be a minimum distance of three (3) feet from an interior side lot line. For the purpose of this covenant, eaves, steps and unroofed terraces shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of the construction on a lot to encroach upon another lot.

No garage located closer than sixty (60) feet to the front property line shall face and open at less than a ninety (90) degree angle to the front property line.

6. Any owner of one or more adjoining lots (or portions thereof) may consolidate such lots or portions into one building site, with the privilege of placing or constructing improvements on such resulting site, in which case setback lines shall be measured from the resulting side property lines rather than from the lot lines as indicated on the recorded plat. Any such composite building site must have a frontage at the building setback line of not less than the minimum frontage of lots in the same block. Any revision to lot sizes may be made only with written approval from Friendswood Development Company.

7. Easements for installation of maintenance of utilities are reserved as shown and provided for on the recorded plat, and no structure shall be erected on any of said easements. Neither Friendswood nor any utility company using the easements shall be liable for any damage done by either of them or their assigns, their agents, employees or servants to shrubbery, trees, flowers or improvements of the owner located on the land covered by said easements.

“An underground electric distribution system will be installed in Clear Lake Forest, Section Three, designated Underground Residential Subdivision, which underground service area shall embrace all lots in Clear Lake Forest Section Three. The owner of each lot in the Underground Residential Subdivision shall, at his own cost, furnish, install, own and maintain (all in accordance with the requirements of local governing authorities and the National Electrical Code) the underground service cable and appurtenances from the point of the electric company’s metering on customer’s structure to the point of attachment at company’s installed transformers or energized secondary junction boxes, said point of attachment to be made available by the electric company at a point designated by such company at the property line of each lot. The electric company furnishing service shall make the necessary connections at said point of attachment and at the meter. In addition, the owner of each lot shall, at his own cost, furnish, install, own and maintain a meter loop (in accordance with the then

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current standards and specifications of the electric company furnishing service) for the location and installation of the meter of such electric company furnishing for the residence constructed on such owner's lot. For so long as underground service is maintained, the electric service to each lot in the Underground Residential Subdivision shall be uniform in character and exclusively of the type known as single phase, 120/240 volt, three wire, 60 cycle alternating current."

Easements for the underground service may be crossed by driveways and walkways provided the Developer or Builder makes prior arrangements with the utility company furnishing any utility service occupying the easement and provides and installs the necessary conduit of approved type and size under such driveways or walkways prior to construction thereof. Such easements for the underground service shall be kept clear of all other improvements, including buildings, patios or other pavings, and neither grantor nor any utility company using the easements shall be liable for any damage done by either of them or their assigns, their agents, employees, or servants, to shrubbery, trees flowers or other improvements (other than crossing driveways or walkways providing conduit has been installed as outlined above) of the owner located on the land covered by said easements.

In the event that audio and video communication services and facilities are made available to any of said lots by means of an underground coaxial cable system, the company furnishing such services and facilities shall have a two (2) foot wide easement along and centered on the underground wire or cable when and as installed by said company from and at a right angle to the utility easement nearest to the point of connection to the permanent improvement or structure constructed or to be constructed upon said lot, and in a direct line from said nearest utility easement to said point of connection.

8. No activity, whether for profit or not, shall be carried on any lot which is not related to single family residence purposes. No noxious or offensive activity of any sort shall be permitted, nor shall anything be done on any lot which may or become an annoyance or nuisance to the neighborhood.

9. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any as a residence. Temporary structures used as building offices and for other related purposes during the construction period must be inconspicuous and sightly.

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

11. No wall fence, planter or hedge in excess of two (2) feet high shall be erected or maintained nearer to the front lot line than the front building setback line, nor on corner lots nearer to the side lot line than the building setback line



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parallel to the side street. No rear fence wall or hedge and no side fence wall or hedge located between the side building line and the interior lot line shall be more than 6 feet high. No fence shall be of wire or chain link construction.

No aerial or antenna for the transmission of radio signals or messages shall be erected on a lot or structure. No radio or television receiving antenna shall be erected on a wooden pole.

No object or thing which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways within the triangular area formed by intersecting street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines (or extensions thereof) shall be placed, planted or permitted to remain on corner lots.

12. Before the dwelling unit is completed and occupied, the lot owner shall construct a concrete sidewalk, four (4) feet in width parallel to the street curb two (2) feet from the lot boundary line and shall extend into the projection of the lot boundary lines into the street right-of-way and or street curbs at corner lots.

Owners of corner lots shall install such a sidewalk parallel to the front lot line and the side street lot line.

13. The drying of clothes in public view is prohibited, and the owners or occupants of any lots at the intersection of the streets or adjacent to parks, playgrounds or other facilities where the rear yard or portion of the lot is visible to the public shall construct and maintain a drying yard or other suitable enclosure to screen drying clothes from public view.

14. All lots shall be kept at all times in a sanitary, healthful and attractive condition, and the owner or occupant of all lots shall keep all weeds and grass thereon cut and shall in no event use any lot for storage of material and equipment except for normal residential requirements or incident to construction of improvements thereon as herein permitted, or permit the accumulation of garbage, trash or rubbish of any kind thereon, and shall not burn any garbage, trash or rubbish except by use of an incinerator, and then only during such hours as permitted by law. All Clothes lines, yard equipment, woodpile or storage piles shall be kept screened by a service yard, drying yard or other similar facility as herein otherwise provided, so as to conceal them from view of neighboring lots, streets or other property. Boats and trailers are to be stored in a location no closer to the street than the front building setback line, or in the case of a corner lot the side building line facing the street.

In the event of default on the part of the owner or occupant of any lot in observing the above requirements or any of them, such default continuing after ten (10) days written notice thereof, Friendswood or its assignee, may without liability to the owner or occupant, in trespass or otherwise, enter upon said lot, or cause to be cut, such weeds and grass, and remove or cause to be removed such

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garbage, trash and rubbish or do any other thing necessary to secure compliance with these restrictions, so as to place said lot in a neat, attractive, healthful and sanitary condition, and may charge the owner or occupant of such lot for the costs of such work. The owner or occupant, as the case may be, agrees by purchase or occupation of the property to pay such statement immediately upon receipt thereof.

15. No sign of any kind shall be displayed to the public on any lot except one professional sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during the construction and sales period. Friendswood or its assignee shall have the right to remove any such sign, advertisement or billboard or structure which is placed on said lots, and in so doing shall not be subject to any liability for trespass or other tort in connection therewith or arising from such removal.

16. No boats, boat trailers, boat rigging, campers, or trailers shall ever be placed or parked on any street or on any lot nearer to the street than the building set back lines as shown on the recorded plat of this subdivision.

17. The digging of dirt or the removal of any dirt from any lot is expressly prohibited except as necessary in conjunction with the landscaping of or construction on such lot. No trees shall be cut except to provide room for construction of improvements or to remove dead or unsightly trees.

18. Reference is hereby made to the Community Service Charge created by that certain instrument executed by Friendswood, dated May 9, 1966, and recorded in Volume 6371, Page 271, of the Deed Records of Harris County, Texas, and provisions of such instrument creating said Community Services Charge are hereby incorporated in these Restrictions as if set out herein full. Such provisions shall be binding upon each respective lot and all succeeding owners thereof from and after the delivery of the deed to each such lot regardless of whether or not such provisions are contained in such deed and may be enforced as against the owners of such lot in the same manner as the restrictions and covenants herein contained.

19. Friendswood hereby retains the right to assign its rights to approve or disapprove plans and specifications, location of structures, construction contracts and all other necessary documents or approvals required to be submitted to it to an architectural control committee, which may be appointed annually by the Board of Trustees of Clear Lake Forest Community Association, Inc., as long as that Association is collecting and administering the Community Services Charge for Clear Lake Forest. In the event Friendswood elects to assign such rights of approval, such assignment shall be evidenced by an instrument in writing executed and acknowledged by the proper officers of Friendswood and placed of record in the appropriate records of the County Clerk of Harris County, Texas.

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Part II

1. These covenants are to run with the land, and shall be binding upon Friendswood and its successors and assigns and all persons claiming under them and all subsequent property owners of said above described lands, and any part of same, for a period extending until July 1, 2003, at which time said covenants shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part, or to revoke them; provided, that no person or corporation shall be liable for breach of these covenants and restrictions except in respect to breaches occurring or committed during its, his or their ownership of the property involved in such breach. Deeds of conveyance of said property, or any part thereof, may contain the above restrictive covenants by reference to this document, but whether or not such reference is made, each and all of such restrictive covenants shall be valid and binding upon the respective grantees.

2. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants, either to restrain or prevent such violation or proposed violation by an injunction, either prohibitive or mandatory, or obtain any other relief authorized by law. Such enforcement may be by the owner of any of said lots or by Friendswood Development Company or its successors or assign, or by the Association collecting and administering the Community Services Charge.

3. Invalidation of one or more of these covenants, by judgement or court order or otherwise, shall in nowise affect any other covenant, restriction or condition, but all of such other covenants, restrictions or conditions shall continue and remain in full force and effect.

4. It is specifically provided that a violation of these restrictive covenants, or any one or more of them, shall not affect the lien of any mortgage or deed of trust now of record, or which hereafter may be placed of record, or other lien acquired and held in good faith, upon said lots or any part thereof, but such liens may be enforced as against any and all property covered thereby, subject nevertheless to the restrictions, covenants and conditions herein contained.

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IN WITNESS WHEREOF Friendswood Development Company  
has hereunto caused its corporate name to be signed and its corporate seal  
to be affixed, and the same to be done and attested by the signature of its  
duly authorized officers this 21<sup>st</sup> day of September, 1970.

FRIENDSWOOD DEVELOPMENT COMPANY

ATTEST:

By S/ Charles L. Pence  
Vice-President

S/B. S. Sierce  
Assistant Secretary

STATE OF TEXAS            )(

COUNTY OF HARRIS        )(

BEFORE ME, the undersigned authority, on this day personally  
appeared Charles L. Pence, known to me to be the person whose name is  
subscribed to the foregoing instrument as Vice President of  
FRIENDSWOOD DEVELOPMENT COMPANY, and acknowledged to  
me that he executed the same for the purposes and consideration therein  
expressed and as the act and deed of said FRIENDSWOOD  
DEVELOPMENT COMPANY.

Given under my hand and seal of office this the 21<sup>st</sup> day of  
September, 1970.

Notary  
Seal

S/ Helen R. Kirby  
Notary Public in and for  
Harris County, Texas