

Glen Oaks 1 Restrictions

Volume 130, Page 622, Deed Records of Kerr County, Texas; Volume {PR,"insert volume number of first deed",IN1,3}, Page {PR,"insert page number of first deed",IN1,3}, {PR,"insert record type of first deed",ST1,3} Records of Kerr County, Texas; Volume 332, Page 572 and Volume 364, Page 321, Real Property Records of Kerr County, Texas, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Other Exceptions

- Easement dated May 7, 1937, to Texas Power & Light Company, recorded in Volume 61, Page 13, Deed Records of Kerr County, Texas.
- Easement dated April 25, 1940, to E.B. Carruth, Jr., recorded in Volume 66, Page 121, Deed Records of Kerr County, Texas.
- Easement dated May 9, 1952, to L.C.R.A., recorded in Volume 2, Page 521, Easement Records of Kerr County, Texas.
- An undivided non-participating royalty interest reserved by Grantors, as described in instrument from V.P. Tippett and wife, Ergeal B. Tippett to Herman A. Swan, et al, dated March 6, 1962, recorded in Volume 112, Page 139, of the Deed Records of Kerr County, Texas; said deed being corrected by instrument dated May 9, 1962, recorded in Volume 124, Page 100, Deed Records of Kerr County, Texas, reference to which instrument is here made for all purposes, together with all rights, expressed or implied, in and to the property covered by this policy arising out of or connected with said interests and conveyance. TITLE to said interest not checked subsequent to date of aforesaid instrument.
- Easements as shown on the proposed plat for Glen Oaks No. 1 recorded in Volume 130, Page 623, Deed Records of Kerr County, Texas.
- Road Easement for {PR,"insert name of appropriate street",ST1,7} as evidenced by Easement and Lienholder's Consent and Approval dated October 10, 1967, recorded in Volume 5, Page 28, Easement Records of Kerr County, Texas, and as reserved in deed dated {PR,"insert date of first deed out of Lehmann & Monroe",DT2,4}, recorded in Volume {PR,"insert volume number of appropriate deed",IN1,5}, Page {PR,"insert page number of appropriate deed",IN1,6}, Deed Records of Kerr County, Texas.
- Right Of Way and Easement dated February 12, 1970 to Kerrville Telephone Company and L.C.R.A., recorded in Volume 6, Page 37, Easement Records of Kerr County, Texas.
- Building Set Back Lines as per the Restrictions recorded in Volume {PR,"insert Volume No.",IN1,1}, Page {PR,"insert Page No.",IN1,2}, {PR,"insert type of records",ST1,3} Records of Kerr County, Texas; Volume 332, Page 572 and Volume 364, Page 321, Real Property Records of Kerr County, Texas.
- Easements as reserved in the Modification of Restrictions For Glen Oaks Estates recorded in Volume 332, Page 572 and Volume 364, Page 321, Real Property Records of Kerr County, Texas.
- Any visible and/or apparent roadways or easements over or across the subject property.

RESTRICTIONS

In order to carry out a general plan of development of Glen Oaks, and in order to promote the construction of desirable residences, insure harmony in the character of such buildings in connection therewith, maintain the suitability of Glen Oaks for private residential purposes, to carry out a general plan for the protection, benefit, use, recreation and convenience of each and every purchaser of a tract or parcel of land therein, and to enhance the value of the said tracts or parcels of land in Glen Oaks, this Deed is subject to the covenants hereby made by Grantees, and made and accepted subject to the restrictions and conditions upon the premises herein conveyed as follows, to-wit:

FIRST. That these covenants are to run with the land and shall be binding on the Grantees and all persons claiming under them until January 1, 1990, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the tracts or parcels of land in Glen Oaks it is agreed to change said covenants in whole or in part.

SECOND. That the above described property herein conveyed shall be used for residential purposes only; said property shall not be used for business purposes of any character nor have any commercial or manufacturing purpose.

THIRD. Prior to the construction or erection of any residential building and all out-buildings in connection therewith, including sewer, the plans of construction shall be approved by the GLEN OAKS BUILDING BOARD. Said Glen Oaks Building Board is composed of G. E. Lehmann and Gordon H. Monroe, their heirs, executors, successors and assigns, or designees in writing.

FOURTH. Not more than one primary residence shall be constructed on any one tract in Glen Oaks, and no such residence shall be constructed thereon which contains less than 1,200 square feet of living area nor which is less than fifty per cent (50%) masonry construction unless it first has been approved by said Building Board. The minimum depth of building setback lines from the graded ranch road fronting the tracts in Glen Oaks shall be not less than one hundred (100) feet and not less than twenty-five (25) feet from the side tract lines.

FIFTH. No trailer, tent or shack shall be placed, erected or permitted to remain on the above described property, nor shall any structure of a temporary character be used as a residence thereon.

SIXTH. No structure shall be moved onto the above described property unless it shall conform to and be in harmony with the existing structures on other tracts or parcels of land in said Glen Oaks, and unless it first has been approved by said Building Board.

SEVENTH. No water from "Camp Meeting Creek", the stream of water or any stream of water located on Glen Oaks properties shall be removed for domestic, stock raising, irrigation, or any other purpose. No swine shall ever be permitted to be placed or kept in Glen Oaks or on this or any other tract located therein.

Such covenants, restrictions and conditions are to be binding upon and be observed by the said Grantees herein, as well as their heirs, executors, administrators and assigns, and to run in favor of and be enforceable by injunction and any other remedy provided by law, all of which remedies are to be cumulative, by said Building Board or any person who shall own any tract or parcel of land in Glen Oaks.

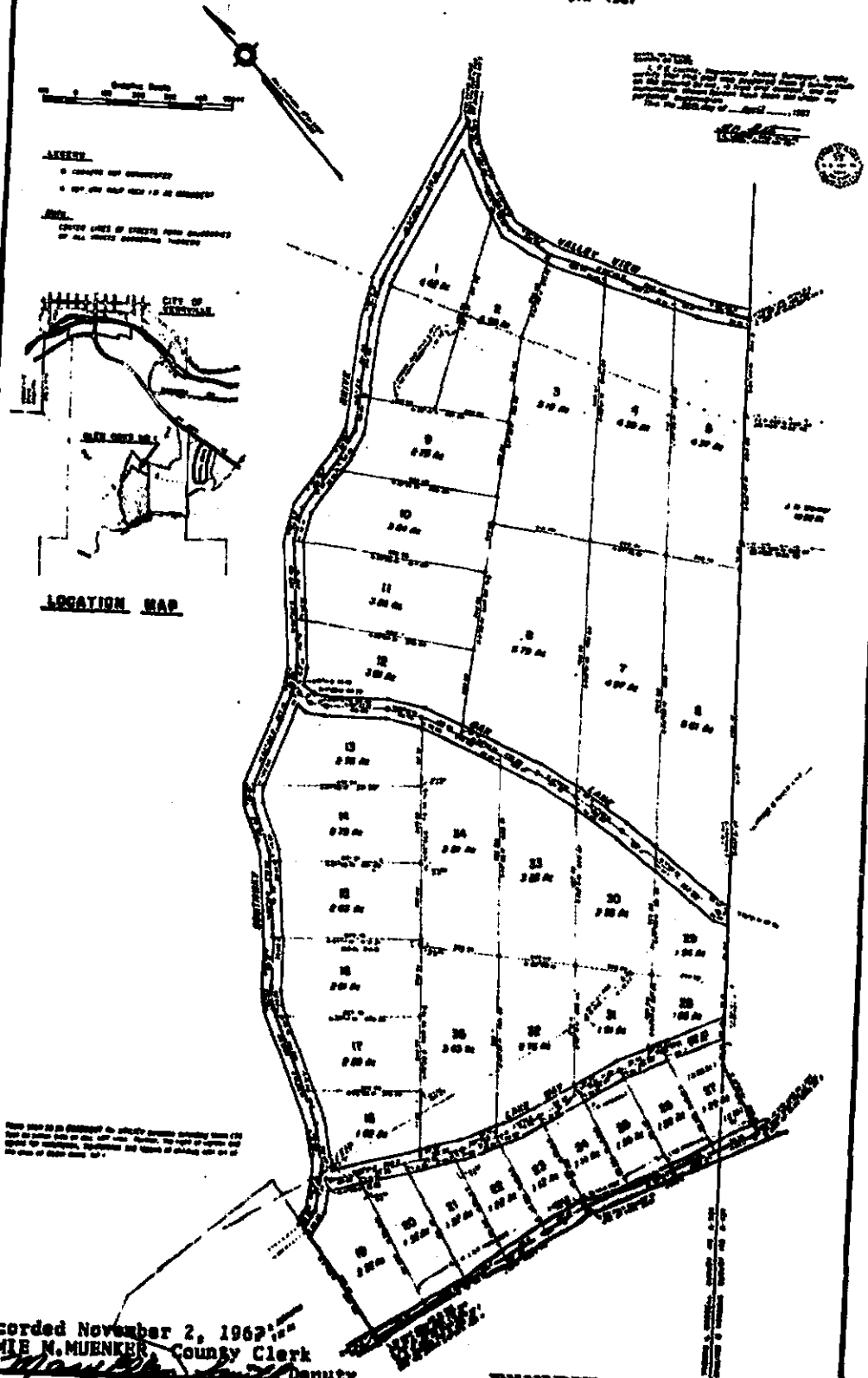
EXHIBIT A

GLEN OAKS NO. 1

A TOTAL OF 57.19 ACRES OF LAND CONSISTING OF 0.62 ACRES OUT OF THE THOMAS L. WADDELL SURVEY NO. 148, ABSTRACT NO. 284 AND 0.29 ACRES OUT OF THE WILLIAM C. FRANCIS SURVEY NO. 148, ABSTRACT NO. 137, KERN COUNTY, TEXAS.

F. C. LOCHTE, Registered Public Surveyor

April 1967



Recorded November 2, 1967
EMMIE N. MUENKER, County Clerk
By *Mary Ann* Deputy

EXHIBIT B

06242

MODIFICATION
OF
RESTRICTIONS FOR
GLEN OAKS ESTATES
KERR COUNTY, TEXAS

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NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS; THAT THE UNDERSIGNED PROPERTY OWNERS WITHIN THE BOUNDARIES OF THE GLEN OAKS ESTATES (FORMALLY KNOWN AS GLEN OAKS SUBDIVISIONS 1, 2, 3, 4 & 5) DESIRE TO MODIFY AND REPUBLISH COVENANTS, CONDITIONS AND RESTRICTIONS OF THE INSTRUMENTS HERETOFORE DESIGNATED AS RESTRICTIONS FOR GLEN OAKS SUBDIVISIONS NO. 1, 2, 3, 4 & 5.

THE AFOREMENTIONED RESTRICTIONS ARE FILED OF RECORD IN VOL 130, PAGE 622 FOR GLEN OAKS SUBDIVISION 1; VOL 204, PAGE 311 FOR GLEN OAKS SUBDIVISION 2 AND IN VOL 194, PAGE 279 FOR GLEN OAKS SUBDIVISIONS NO. 3, 4 AND 5 OF THE KERR COUNTY DEED RECORDS.

ALL RESTRICTIONS AND MODIFICATIONS SHALL APPLY TO ALL OF THE TRACTS OF LAND IN THE GLEN OAKS ESTATES (FORMALLY KNOWN AS GLEN OAKS SUBDIVISIONS 1, 2, 3, 4 & 5); A PLAT OF SAID SUBDIVISIONS HAVE BEEN HERETOFORE FILED OF RECORD IN THE PLAT RECORDS OF KERR COUNTY, TEXAS AS FOLLOWS:

SUBDIVISION ONE.....	VOL. 130,	PAGE 622
SUBDIVISION TWO.....	VOL. 4	PAGE 87
SUBDIVISION THREE.....	VOL. 3	PAGE 39
SUBDIVISION FOUR.....	VOL. 3	PAGE 65
SUBDIVISION FIVE.....	VOL. 3	PAGE 66

ALL RESTRICTIONS AND MODIFICATIONS, AS HEREIN ADOPTED, SHALL BE IN EFFECT FROM DATE OF FILING IRRESPECTIVE OF ANY ALLEGED PREVIOUS RESTRICTION VIOLATIONS.

COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTEEES AND ALL PERSONS ACQUIRING TITLE UNDER THEM UNTIL JANUARY 1, 2001, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AND UNTIL BY DULY RECORDED INSTRUMENTS, SIGNED BY A MAJORITY OF THE PROPERTY OWNERS IN SAID SUBDIVISIONS, IT IS AGREED TO CHANGE SAID COVENANTS, CONDITIONS AND RESTRICTIONS, IN WHOLE OR IN PART.

IF GRANTEEES OR ANY OF THEIR RESPECTIVE HEIRS, SUCCESSORS 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 OF THE REAL PROPERTY SITUATED IN THE ABOVE REFERRED GLEN OAKS ESTATES, TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY 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, ALL OF WHICH REMEDIES ARE TO BE CUMULATIVE.

1. LAND USE THE ABOVE DESCRIBED PROPERTY HEREIN CONVEYED SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY; SAID PROPERTY SHALL NOT BE USED FOR BUSINESS PURPOSES OF ANY CHARACTER, NOR HAVE ANY COMMERCIAL OR MANUFACTURING PURPOSE. THE TERM "RESIDENTIAL PURPOSES" SHALL MEAN SINGLE FAMILY DWELLINGS CONSTRUCTED ON THE PROPERTY SITE. NO MORE THAN ONE DWELLING SHALL BE CONSTRUCTED ON ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND LOCATED IN ANY OF THE GLEN OAKS ESTATES.

2. GLEN OAKS ESTATES BUILDING BOARD : A THREE MEMBER BUILDING BOARD SHALL BE ELECTED BY THE COMMUNITY ACTION GROUP AND SERVE AS THEIR REPRESENTATIVES TO PROVIDE AUTHORITY AND ENFORCEMENT OF CERTAIN RESTRICTIONS AND COVENANTS CONCERNING BUILDING CONSTRUCTION AND LAND USAGE WITHIN THE GLEN OAKS ESTATES SUBDIVISIONS.

THE BUILDING BOARD MEMBERS SHALL CONSIST OF PROPERTY OWNERS IN RESIDENCE IN ONE OR MORE OF THE AFOREMENTIONED SUBDIVISIONS OF THE GLEN OAKS ESTATES. THE COMMUNITY ACTION GROUP WILL APPOINT OR REPLACE BUILDING BOARD MEMBERS AS NECESSARY OR WHEN APPROPRIATE TO DO SO. PERSONS WISHING TO CONTACT THE GLEN OAKS ESTATES BUILDING BOARD MAY DO SO BY WRITING TO "COMMUNITY ACTION GROUP P.O. BOX 124 KERRVILLE, TEXAS".

3. APPROVAL OF CONSTRUCTION PLANS, SEPTIC SYSTEMS AND OUT-BUILDINGS : PRIOR TO THE START OF CONSTRUCTION OF ANY DWELLING, OR SUBSEQUENT ADDITIONS OR MODIFICATIONS TO AN EXISTING DWELLING, ON ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES, THE BUILDING PLANS OF SUCH DWELLING OR ANY ADDITIONS OR MODIFICATIONS TO EXISTING DWELLINGS, ACCOMPANIED BY THE SUBDIVISION PLAT OF SUCH DWELLING, MUST FIRST BE SUBMITTED TO THE GLEN OAKS ESTATES BUILDING BOARD FOR APPROVAL.

DWELLING CONSTRUCTION PLANS MUST ALSO BE ACCOMPANIED BY A CERTIFIED APPROVAL FROM THE UGRA, OR THE ACTING AUTHORITY FOR WASTE WATER DISPOSAL, FOR THE COMPLETE

(page)

PLANS FOR THE CONSTRUCTION OF ANY OUT-BUILDINGS LARGER THAN 100 SQUARE FEET IN FLOOR SPACE MUST BE APPROVED BY THE BUILDING BOARD BEFORE ANY CONSTRUCTION IS STARTED.

A WRITTEN NOTICE, REFLECTING THE APPROVAL OR DISAPPROVAL OF THE SUBMITTED BUILDING PLANS AND SEPTIC SYSTEM WILL BE EITHER MAILED OR DELIVERED TO THE PROPERTY OWNER BY THE BUILDING BOARD WITHIN 10 DAYS AFTER RECEIPT OF THE DWELLING AND/OR OUT-BUILDING PLAN AND PLAT.

4. DWELLING SIZE, BUILDING SET-BACK AND EXTERIOR MATERIAL : NO DWELLING SHALL BE CONSTRUCTED ON ANY PLATTED LOT, TRACT OR PART, OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES SUBDIVISIONS WHICH CONTAINS LESS THAN 1500 SQUARE FEET OF LIVING AREA. THE LIVING AREA SHALL BE EXCLUSIVE OF OPEN PORCHES, TERRACES, PATIOS, DRIVEWAYS, CARPORTS AND GARAGES.

THE MINIMUM DEPTH OF SET-BACK FOR DWELLINGS IN THE GLEN OAKS ESTATES SUBDIVISIONS 2, 3, 4 & 5, IS 50 FEET AS MEASURED FROM THE SURVEYED LINE FRONTING EACH PLATTED LOT, TRACT, PART OR PARCEL OF LAND. THE MINIMUM DEPTH OF SET-BACK FOR DWELLINGS IN GLEN OAKS ESTATES SUBDIVISION 1, IS 100 FEET AS MEASURED FROM THE CENTER LINE OF THE EXISTING ROAD FRONTING THE OWNERS PROPERTY.

ALL DWELLINGS (INCLUDING ALL ADDITIONS AND MODIFICATIONS SUBSEQUENTLY MADE TO ANY DWELLING) CONSTRUCTED ON ANY PLATTED LOT, OR TRACT, OR PART, OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES MUST HAVE NOT LESS THAN 50% OF THE EXTERIOR WALLS COVERED BY BRICK, MASONRY (MASONRY IS NOT TO BE CONSTRUED AS INCLUDING PAINTED OR UNPAINTED CONCRETE BLOCKS OR COMMON CLAY TILES), AUSTIN STONE, OR SIMILAR MATERIAL. NO ASBESTOS SHINGLE SIDING SHALL BE PERMITTED AS AN EXTERIOR SIDING ON ANY DWELLING.

ALL CONSTRUCTION UPON RESIDENTIAL LOTS SHALL BE COMPLETED WITHIN A REASONABLE PERIOD OF TIME, NOT TO EXCEED ONE YEAR. DWELLINGS SHALL BE CONSTRUCTED ON THE LOT SO AS TO FRONT UPON THE STREET WHICH SUCH LOTS FACE AND NO IMPROVEMENTS, INCLUDING ANY BUILDING OR PART THEREOF SHALL EXTEND BEYOND THE MINIMUM SET-BACK LINE AT THE FRONT OR SIDE OF THE LOT.

DEFINITIONS DEFINED

DWELLING : MEANS A HOUSE FOR RESIDENTIAL PURPOSES CONTAINING ONE LIVING UNIT. A UNIT IS FOR A SINGLE FAMILY RESIDENCE.

5. RESUBDIVIDING : NO SUBDIVIDING OR RESUBDIVIDING OF ANY PLATTED LOT, OR TRACT, OR PART, OR PARCEL OF LAND LOCATED IN GLEN OAKS ESTATES SUBDIVISIONS WILL BE PERMITTED. THE ONLY EXCEPTION TO THE ABOVE APPLIES TO PROPERTY OWNERS WHO HAVE DEEDS SPECIFICALLY STATING THAT THEY MAY SUBDIVIDE OR RESUBDIVIDE, IN A PRESCRIBED MANNER, THEIR PLATTED LOT, TRACT, PART OR PARCEL OF LAND.

THE CONSTRUCTION PLANS FOR ANY DWELLING OR UNIT OR OTHER BUILDINGS FOR ANY RESUBDIVIDED LOTS OR TRACTS MUST MEET THE RESTRICTIONS OUTLINED IN SECTIONS 3 AND 4 OF THESE GLEN OAKS ESTATES RESTRICTIONS.

6. OTHER LAND USE : NO MOTOR HOME, TRAVEL TRAILER, MOBILE HOME, MODULAR HOME, HOUSE TRAILER, CAMPING TRAILER, CAMPER, CAMPER BODY, BOAT, TRUCK OR BUS BODY, BASEMENT (UNLESS PART OF A COMPLETE HOME), TENT, SHACK, GARAGE, BARN OR OTHER BUILDING SHALL AT ANY TIME BE USED AS LIVING QUARTERS OR AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

MOBILE HOME AND MODULAR HOME DEFINED :

.....ANY STRUCTURE TRANSPORTABLE IN ONE OR MORE SECTIONS ON EITHER A PERMANENT OR TEMPORARY CHASSIS OR OTHER CONVEYANCE DEVICE, WHICH IS EIGHT BODY FEET OR MORE IN WIDTH AND IS 32 BODY FEET OR MORE IN LENGTH AND WHICH IS MANUFACTURED AT A LOCATION OTHER THAN THE HOMESITE AND WHICH IS DESIGNED TO BE CONNECTED TO THE REQUIRED UTILITIES AND INCLUDES THE PLUMBING, HEATING, AIR CONDITIONING AND ELECTRICAL SYSTEMS CONTAINED AS WELL AS ANY FURNITURE, APPLIANCES, DRAPES, CARPET, WALL COVERING, OR ANY OTHER ITEMS WHICH ARE ATTACHED TO OR ARE CONTAINED IN THE HOME AND WHICH ARE INCLUDED IN THE CASH PRICE AND SOLD IN CONJUNCTION WITH THE HOME. SUCH TERMS SHALL INCLUDE ALL MOBILE HOMES AND MODULAR HOMES WHICH SATISFY THE ABOVE DEFINITION.

7. OTHER STRUCTURES : NO STRUCTURE SHALL BE MOVED ONTO ANY PLATTED LOT,

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TRACT, OR PART, OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES SUBDIVISIONS UNLESS IT SHALL CONFORM TO THE BUILDING RESTRICTION SPECIFICALLY MENTIONED IN SECTIONS 3 AND 4 CONTAINED IN THESE MODIFIED RESTRICTIONS.

8. TEMPORARY BUILDINGS: NO TEMPORARY BUILDINGS SHALL BE ERECTED OR MAINTAINED ON ANY LOT EXCEPT DURING ACTUAL CONSTRUCTION OF A DWELLING BEING ERECTED THEREON, AND THEN SUCH TEMPORARY BUILDINGS MUST BE ON THE LOT ON WHICH CONSTRUCTION IS IN PROGRESS AND NOT ON ADJOINING LOTS, STREET OR EASEMENT. NO SUCH TEMPORARY BUILDING SHALL BE USED FOR RESIDENTIAL PURPOSES DURING CONSTRUCTION. AT COMPLETION OF CONSTRUCTION, THE TEMPORARY BUILDING MUST BE REMOVED WITHIN 10 DAYS. AFTER THE COMPLETION OF THE DWELLING, IT WILL BE PERMISSIBLE TO ERECT A SMALL TOOL OR WOOD SHED, NO LARGER THAN 10 X 10 X 8 FEET AND WHICH WILL CONFORM WITH THE HARMONY OF THE SURROUNDING AND ADJACENT AREA.

9. ANIMALS: NO POULTRY OR LIVESTOCK, OTHER THAN HORSES, MAY BE KEPT ON ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES. DOGS, CATS OR OTHER DOMESTICATED HOUSEHOLD PETS MAY BE KEPT PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES. ANIMALS, ESPECIALLY DOGS AND CATS, MUST NOT BE PERMITTED TO ROAM UNATTENDED AT ANYTIME.

10. ILLEGAL AND NOXIOUS USE: NO PREMISES OR ANY PART THEREOF SHALL BE USED FOR ILLEGAL OR IMMORAL PURPOSES. NOTHING SHALL BE DONE ON ANY PREMISE THAT MAY BE OR BECOME OBNOXIOUS OR DANGEROUS TO THE OCCUPANTS OR OWNERS OF ANY OTHER PREMISES BY REASON OF FIRE, SMOKE, ODOR, NOISE, FUMES, VAPORS, GLARE OR UNSIGHTLINESS.

11. DUMPING AND PROPERTY MAINTENANCE: NO PREMISES SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE MATERIALS. LOTS AND PREMISES MUST BE MAINTAINED TO CONFORM TO SURROUNDING AND ADJACENT PROPERTIES.

PREMISE DEFINED

"...ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND, WITH OR WITHOUT A RESIDENTIAL BUILDING OR DWELLING."

12. STORAGE OF MATERIALS AND OTHER ITEMS: STORAGE OF ANY TYPE OR KIND OF MATERIAL IS PROHIBITED UPON ALL PREMISES EXCEPT; BUILDING MATERIALS MAY BE PLACED OR STORED UPON A LOT WHEN THE BUILDER IS READY TO COMMENCE IMPROVEMENTS AND THEN SUCH MATERIALS SHALL BE PLACED WITHIN THE PROPERTY LINES OF THE LOT OR PARCEL OF LAND UPON WHICH IMPROVEMENTS ARE TO BE ERECTED, AND SHALL NOT BE PLACED IN THE STREET. NO STUMPS, TREES, UNDERBRUSH OR ANY REFUSE OF ANY KIND, OR SCRAP METAL FROM THE IMPROVEMENTS BEING ERECTED ON ANY LOT SHALL BE PLACED ON ANY ADJOINING LOTS, STREET OR EASEMENTS. ALL SUCH MATERIALS, IF NOT DISPOSED OF IMMEDIATELY, MUST REMAIN ON THE PROPERTY UPON WHICH CONSTRUCTION WORK IS IN PROGRESS, AND AT THE COMPLETION OF SUCH IMPROVEMENTS, SUCH MATERIALS MUST BE IMMEDIATELY REMOVED FROM THE PROPERTY.

13. GARBAGE CANS: NO GARBAGE CAN OR REFUSE CONTAINERS SHALL BE PLACED OR PERMITTED TO REMAIN AT THE FRONT OF A DWELLING EITHER WITHIN THE STREET OR UPON THE LOT EXCEPT UPON THOSE DAYS SCHEDULED FOR GARBAGE AND REFUSE COLLECTION BY A PUBLIC AGENCY OR A PRIVATELY CONTRACTED COLLECTOR.

14. EASEMENTS: THE USE OF EASEMENTS AS SHOWN ON THE RECORDED PLAT ARE GRANTED TO KERR COUNTY, TO THE PUBLIC AND TO UTILITY COMPANIES AS SET FORTH ON SAID PLAT FOR THE PURPOSES OF ROADS, DRAINAGE, WATER, ELECTRICAL AND TELEPHONE LINES AND CONDUITS. IN THE EVENT THAT NO EASEMENTS ARE SHOWN ON SAID RECORDED PLAT, THEN 10 FEET IN FRONT OF THE SURVEYED LOT LINE ACROSS THE FRONT OF EACH AND EVERY LOT IS RESERVED AND HEREBY DEDICATED FOR UTILITY PURPOSES. NO STRUCTURE SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES OR WHICH MAY CHANGE THE DIRECTION OF FLOW OF WATER THROUGH DRAINAGE CHANNELS IN THE EASEMENTS. THE EASEMENT AREA OF EACH LOT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT WHERE THE COUNTY OR PUBLIC AUTHORITY OR UTILITY COMPANIES HAVE AGREED TO ASSUME RESPONSIBILITY.

IN THE EVENT ANY ONE OR MORE OF THESE COVENANTS, RESERVATIONS OR RESTRICTIONS SHALL BECOME OR BE HELD INVALID BY REASON OF ABANDONMENT, WAIVER OR JUDICIAL DECISION, SAME SHALL IN NO WAY AFFECT OR IMPAIR THE VALIDITY OF THE OTHER COVENANTS, AGREEMENTS, RESERVATIONS OR RESTRICTIONS HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

STATE OF TEXAS

COUNTY OF KERR

This instrument was acknowledged before me on the 25th day of May, 1985, by

- Woodrow L. West 729 Rim Rock Rd. 4.0
- Jesse L. West 729 Rim Rock Rd. 4.0
- Mr. C. V. ... 108 Hidden Hollow 4.1
- Edwin D. ... 1009 MONROE DR 4.0
- David H. ... 711 RIM ROCK RD 4.0
- David A. ... 1105 Monroe Dr 4.0
- Mr. ... 505 Pine Rock 4.1
- ... 805 Rim Rock 4.1
- ... 500 Rim Rock 3.0
- James F. ... 701 Rim Rock 4.0
- Janell F. ... 701 Rim Rock 4.0
- Walter ... 340 SECRET VALLEY 5.0
- Tommy T. ... 309 Rim Rock RIDGE 3.0
- Mr. ... 309 Rim Rock RIDGE 3.0
- Myra ... 1105 Monroe Dr 4.0
- J.R. ... 1105 Monroe 4.0
- H.R. ... 1110 Monroe 4.0
- ... 324 Rock Ridge 4.0
- ... 1007 Monroe Rd 4.0
- ... 1101 Monroe Dr 4.0
- ... 1112 Monroe Dr 4.0
- ... 802 Rim Rock Road 4.0
- ... 1112 Monroe Drive 4.0

Joseph W. ... Notary Public, Kerr County, Texas

My Commission Expires: 8/25/88

Joseph W. ... Stamped or printed name of Notary Public



(page 1)

NAME:

ADDRESS:

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ANDREW L. MAIST	729 RIMROCK ROAD	4
FRANK R. MAIST	729 RIMROCK ROAD	4
BOY E. COULTHARD	108 NIDDEN HOLLOW	4
DEAN T. HENINGER	711 RIM ROCK RD	4
GLEN O. POPLIN	1008 MONROE DR	4
David A. Griffin	1105 Monroe Dr	2
C. P. BURLACON	805 RIMROCK RD	4
DOROTHY C. BURLACON	805 RIMROCK RD	4
ROBERT F. DUNN	810 RIMROCK RD	3
TRAVIS FLETCHER	701 RIMROCK RD	4
MR Travis Fletcher	701 RIMROCK RD	4
WALTER Z. CONNER	350 SECRET VALLEY	5
TOMMY T. BLAKE	309 ROCK RIDGE	3
ELORENE B. BLAKE	309 ROCK RIDGE	3
MARIE V. BRIFLIN	1105 MONROE DR	2
TR. RICHARDSON	1107 MONROE DR	2
K. P. SMITH	1110 MONROE DR	2
Mrs. Fabians Malok	324 ROCK RIDGE	4
Mrs MARGARET POPLIN	1008 MONROE DRIVE	4
CHAS. B. HILL	1101 MONROE DR	2
L. S. HUTCHINS	1112 MONROE DR	2
JEFFREY V. CONRAD	802 RIMROCK ROAD	4
Patricia A. Hutchins	1112 MONROE Drive	2
BOY E. DYLL	215 OAK Lane	1

STATE OF TEXAS I

COUNTY OF KERR I

This instrument was acknowledged before me on the 22 day of JUNE, 1985, by

James C. Brown 828 Anthony Dr
Virginia Evans 828 Anthony Dr
Walter H. Brown 307 Oak Lane
Mary E. Brown 214
James C. Brown 205 Lakeway
Paula Marie Brown 205 Lakeway

Joseph W. Arnold
Notary Public, Kerr County, Texas

My Commission Expires 9-29-88

Joseph W. Arnold
Signed or printed name of Notary Public



(Signature)

NAME:

ADDRESS: VOL. 332 PAGE 579

DAVID W EVANS

229 SOUTHWAY, KERRVILLE

VIRGINIA EVANS

229 SOUTHWAY

HARRY A CLAYPOOL

207 OAK LANE

MARY E HANNA

214 OAK LANE ST

CARLISLE E WELCH

205 LAKE WAY

L. MARIE WELCH

205 LAKE WAY

STATE OF TEXAS I
COUNTY OF KERR I

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This instrument was acknowledged before me on the 15 day
of June, 1985, by

Richard M. Anderson, 1100 Monroe Dr.
Julotte Anderson, 1100 Monroe Dr.
Rex C. Grand, 1000 Monroe Dr.
Harold H. Whelan, 1001 Monroe Dr.
Angela W. MacMillan, 216 Lakeway
Margaret S. Morrison, 216 Lakeway
Ruth M. Thorne, 327 Rock Ridge Rd.
Dr. J. Anderson, 343 Rock Ridge Rd.
J. J. Anderson, 343 Rock Ridge Rd.
Sharon M. Stewart, 211 Rock Ridge Rd.
Edward J. DeLoach, 1023 Monroe
David Mover, 1004 Monroe

Subscribed
2
2
1
1
1
4
4
4
4
1
2

Glenn O. Poplin
Notary Public, Kerr County, Texas

My Commission Expires 11-22-89

GLENN O. POPLIN
Stamped or printed name of Notary Public



NAME:

ADDRESS:

RICHARD M SAUNDERS	1100 MONROE DR	✓
PAULETTE SAUNDERS	1100 MONROE DR	✓
REX C. BRAND	1000 MONROE DR	✓
HAROLD G. WALEN	1001 MONROE DR	✓
RUTH M. THORNE	327 ROCK RIDGE RD	✓
G.W. GUNDERSON	343 ROCK RIDGE RD	✓
J. GUNDERSON	343 ROCK RIDGE RD	✓
TAYLOR W. MOORMAN	216 LAKEWAY	✓
MARGARET S. MOORMAN	216 LAKEWAY	✓
HELEN M. MENIGER	711 RIM ROCK RD	✓
EDWARD H. JAKOVICH	1003 MONROE	✓
David Maser	1004 MONROE	✓



This instrument was acknowledged before me on the 15th day of JUNE, 1985, by _____

Subscribed in

Joe B. H. Owen 300 EARL DR. 30

Joseph W. Howard 301 Sunset Valley Dr. 30

Alan K. Baker 341 SECRET VALLEY DRIVE 50

Barbara L. Linneth 696 Linn Rock (N.W. 1/4 B.L.E.E.S.) 40

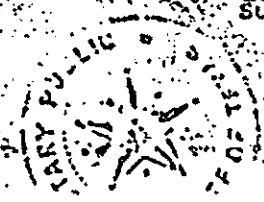
Wm. W. Linneth 696 Linn Rock (N.W. 1/4 B.L.E.E.S.) 40

Cliff A. Brown 1102 Morris Dr. 40

Fred C. Tate
Notary Public, Kerr County, Texas

My Commission Expires: 9-1-88

FRED C. TATE
Signed or printed name of Notary Public



1 JUNE, 1955

NAME:

ADDRESS:

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JOE B. HIGGINS
 JOSEPH W. ARNOLD
 ALAN K. BAKER
 BARBARA LOWENTHAL
 ERIC LOWENTHAL
 CLYDE A. GROSSMAN

300 L...
 301 CROFT VALLEY DR
 311 S...
 826 LEE ST. (696 RIM ROCK)
 726 LEE ST. (576 L...)
 1182 M... DR

3
 3
 5
 4
 4
 2

PROPERTY OWNER: CLINTON A. DAVIS
ADDRESS: 9041 LARSTON
HOUSTON, TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on the _____ day
of _____, 1985 by Clinton A. Davis



Jean P. Brown
Notary Public, State of TEXAS
My Commission Expires: August 31, 1988
Jean P. Brown
Stamped or printed name of Notary Public

MARK J. & SHARON K. BIGOTT

PROPERTY OWNER: Mark J. Bigott Sharon K. Bigott
ADDRESS: 17300 Wilshire Blvd. West
Los Angeles, CA 90024

STATE OF California
COUNTY OF Los Angeles

This instrument was acknowledged before me on the 11th day
of June, 1985 by Mark J. Bigott & Sharon K. Bigott

GLEN OAKS
SUBDIVISION
No. 1

Marie Brown
Notary Public, State of California
My Commission Expires: 7/31/88
Marie Brown
Stamped or printed name of Notary Public

PROPERTY OWNER: GEORGE F. BAKLE, MARIAN L. BAKLE
ADDRESS: 203 LAKEWAY, KERRVILLE, TX 78028

VOL. 332 PAGE 585

STATE OF TEXAS I
COUNTY OF TEKSA I

This instrument was acknowledged before me on the 19th day
of JUNE, 1985 by George F. Bakle
Marian L. Bakle

W. A. [Signature]
Notary Public, State of

My Commission Expires: 11-22-89
W. A. [Signature]
Signed or printed name of Notary Public



J. K. EDMONDS

PROPERTY OWNER: J. K. Edmonds
ADDRESS: 300 Childress Hill
Rockdale Tx 76567

STATE OF Texas I
COUNTY OF McCOMB I

This instrument was acknowledged before me on the 3rd day
of June, 1985 by Terry K. Edmonds



W. A. [Signature]
Notary Public, State of

My Commission Expires: 11-22-89
W. A. [Signature]
Signed or printed name of Notary Public

JOHN W. ABBOTT

VOL. 332 PAGE 586

PROPERTY OWNER: John W. Abbott
ADDRESS: P.O. Box 13610
Houston, Texas 77212

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on the 10th day
of JUNE, 1985 by John W. Abbott

Shirley H. Thomas
Notary Public, State of
My Commission Expires: 2/25/86
Shirley H. Thomas
Stamp and printed name of Notary Public

THOMAS L. HARDEE - ANN K. HARDEE

PROPERTY OWNER: Thomas L. Hardee & Ann K. Hardee
ADDRESS: 210 Valley View
Kennelville, Ky. 25925

STATE OF Ky
COUNTY OF Kee

This instrument was acknowledged before me on the _____ day
of _____, 1985 by _____

NOTARY PUBLIC

Notary Public, State of
My Commission Expires: _____
Stamp and printed name of Notary Public

BRUCE A. NAROWETZ
UNA. M. NAROWETZ

PROPERTY OWNER: Bruce A. Narowitz & Una M. Narowitz

ADDRESS: 997 Box 145 Beeville TX. 78102

STATE OF Texas I

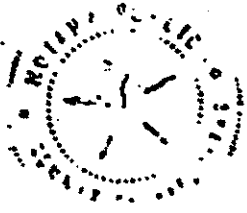
COUNTY OF Van I

This instrument was acknowledged before me on the 17th day
of May, 1985 by BRUCE A. NAROWETZ
UNA. M. NAROWETZ

[Signature]
Notary Public, State of _____

My Commission Expires: _____

Stamped or printed name of Notary Public



10 . . .

GLEN OAKS
SUBDIVISION

VOL. 332 PAGE 588

NO 2

TAYLOR H. & GLORIA F. WAGNER

PROPERTY OWNER: Taylor H. Wagner, Gloria F. Wagner
ADDRESS: 420 Southway Dr
Kerrville, Tex

STATE OF TEXAS 1

COUNTY OF KERR 1

This instrument was acknowledged before me on the 10 day
of JUNE, 1985 by Taylor H. Wagner and
GLORIA F. WAGNER



Marie T. Peterson
Notary Public, State of TEXAS

My Commission Expires: Jan 31, 1989

MARIE T. PETERSON
Stamp or printed name of Notary Public

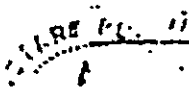
DONALD J. BRIOUR . M.D.

PROPERTY OWNER: Donald J. Briour, M.D.
ADDRESS: 1006 Thruway Drive
Kerrville, Texas 78603

STATE OF TEXAS 1

COUNTY OF KERR 1

This instrument was acknowledged before me on the 10th day
of JUNE, 1985 by Donald J. Briour, M.D.



Notary Public, State of

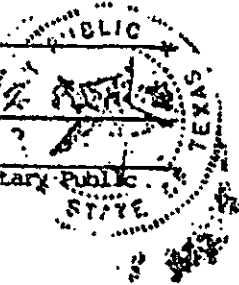
My Commission Expires: JUNE 1989

MARIE T. PETERSON
Stamp or printed name of Notary Public

PROPERTY OWNER: Mr. & Mrs W O Wise
ADDRESS: 7007 Forest Crest N
San Antonio TX 78240

STATE OF Texas I
COUNTY OF Bexar I

This instrument was acknowledged before me on the 6th day
of June, 1985 by Wm O Wise
(Keith R. Wise)

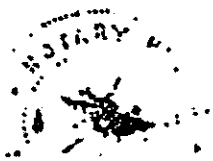
Betty Jenkins
Notary Public, State of Texas
My Commission Expires: 8-2-85
Notary Public, State of Texas
Signature or printed name of Notary Public


CHRISTINE A. WEATHERBY ²

PROPERTY OWNER: Christine A Weatherby
ADDRESS: P.O. Box 168
Kennettville, Tx 75801-0168

STATE OF Texas I
COUNTY OF Bexar I

This instrument was acknowledged before me on the 7 day
of June, 1985 by Christine A Weatherby



Christine A. Weatherby
Notary Public, State of Texas
My Commission Expires: 11-29-85
Christine A. Weatherby
Signature or printed name of Notary Public

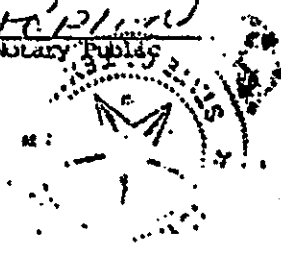
PROPERTY OWNER: _____

ADDRESS: _____

STATE OF TEXAS |
COUNTY OF KERR |

This instrument was acknowledged before me on the 17th day
of MAY, 1985 by Helen K. Smith.

William C. Koplin
Notary Public, State of
My Commission Expires: 1-22-89
WILLIAM C. KOPLIN
Stamp or printed name of Notary Public



PROPERTY OWNER: WILLIAM C. KOPLIN

ADDRESS: 1015 ALCOVE DR
WACO, TEXAS 76798

STATE OF TEXAS |
COUNTY OF WACO |

This instrument was acknowledged before me on the _____ day
of _____, 1985 by _____.

William C. Koplin
Notary Public, State of
My Commission Expires: 1-22-89
WILLIAM C. KOPLIN
Stamp or printed name of Notary Public



PROPERTY OWNER: DAVID A. CHITMAN
ADDRESS: 105 W. 10th St
Greenville, Texas 76033

STATE OF TEXAS I
COUNTY OF TARRANT I

This instrument was acknowledged before me on the 25TH day
of MAY, 1985 by David A. Chitman

Steven C. Robinson
Notary Public, State of

My Commission Expires: 4-22-89

Steven C. Robinson
Stamped or printed name of Notary Public



PROPERTY OWNER: MARCEL + ELENEDIA ETRING
ADDRESS: 1002 Memphis
Greenville, Texas 76033

STATE OF TEXAS I
COUNTY OF TARRANT I

This instrument was acknowledged before me on the 14TH day
of June, 1985 by Marcel Etring

Steven C. Robinson
Notary Public, State of

My Commission Expires: 4-22-89

Steven C. Robinson
Stamped or printed name of Notary Public



VOL. 332 PAGE 592
PROPERTY OWNER: DOUGLAS H. WHEELER
ADDRESS: 809 PEGGY, DEER PARK, TX 77536
GLEN OAKS 2 LOTS 19, 20, 21

STATE OF TEXAS I
COUNTY OF KEER I

This instrument was acknowledged before me on the 13th day
of June, 1985 by Douglas H. Wheeler

Allen C. Poffin
Notary Public, State of
My Commission Expires: 4-22-89
ALLEN C. POFFIN
Stamped or printed name of Notary Public

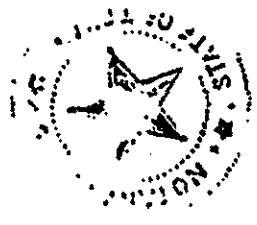


2
PROPERTY OWNER: Edward F. Benson Sr.
ADDRESS: 1002 Monroe Dr
Kerrville, Tx 78028

STATE OF TEXAS I
COUNTY OF KEER I

This instrument was acknowledged before me on the 19 day
of June, 1985 by Edward F. Benson Sr.

Allen C. Poffin
Notary Public, State of
My Commission Expires: 4-22-89
ALLEN C. POFFIN
Stamped or printed name of Notary Public



2

PROPERTY OWNER: MARIA MEETSCH

ADDRESS: 1127 Monroe Drive
Kerrville, Texas 78038

STATE OF TEXAS I

COUNTY OF KERR I

This instrument was acknowledged before me on the 5th day
of MAY, 1985 by Maria Meetsch

Glenn O. Poplin
Notary Public, State of

My Commission Expires: 4-22-89

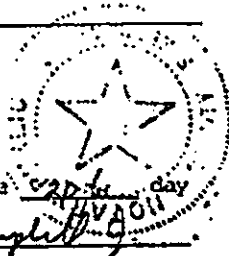
GLENN O. POPLIN
Stamped or printed name of Notary Public



6

PROPERTY OWNER: Keith W. Lamb
ADDRESS: 709 Southway Dr Kerrville TX

STATE OF TEXAS I
COUNTY OF KERR I



This instrument was acknowledged before me on the 22nd day
of May, 1985 by Ted Campbell

**GLEN OAKS
SUBDIVISION
No 3**

Notary Public, State of TEXAS
My Commission Expires: 5/14/88
Ted Campbell Jr
Stamp or printed name of Notary Public

MRS RICHARD F. EDASH 3

PROPERTY OWNER: Mrs. Richard Edash
ADDRESS: 505 Westway
Kerrville, TX 78643

STATE OF TX. I
COUNTY OF KERR I

This instrument was acknowledged before me on the 20th day
of MAY, 1985 by Richard Edash

Juanita Fay Emond
Notary Public, State of
My Commission Expires: 9-19-88

Stamp or printed name of Notary Public

9-19-88

(Page 1)

CHARLES MEANS
MANNING MEANS

PROPERTY OWNER: Charles & Manning Means
ADDRESS: 305 Keele Ridge
Renoville TX 75025

STATE OF Texas I
COUNTY OF Tarrant I

This instrument was acknowledged before me on the 20th day
of May, 1985 by Charles Means.



Bernice Petty
Notary Public, State of Texas
My Commission Expires: 12/10/86
Bernice Petty
Stamp and printed name of Notary Public

VIRGINIA M. SEYFERLICH

PROPERTY OWNER: Virginia M Seyferlich
ADDRESS: 207 Chestnut
Minneapolis MN 55401

STATE OF Minnesota I
COUNTY OF Dakota I

This instrument was acknowledged before me on the 20th day
of May, 1985 by Virginia M Seyferlich.



Bernice Petty
Notary Public, State of Texas
My Commission Expires: 12/10/86
Bernice Petty
Stamp and printed name of Notary Public

(10002)

JAMES MORAV

2

PROPERTY OWNER: James Morav
ADDRESS: 305 Rock Ridge Rd.
Kennell Woods 78028

STATE OF Lafayette 1
COUNTY OF Kerr 1



This instrument was acknowledged before me on the 23rd day
of May, 1985 by James Morav.

Carol B. Mann
Notary Public, State of Louisiana
My Commission Expires: 8-16-88
CAROL B. MANN
Stamped or printed name of Notary Public

SIDNEY A. JOYNER

3

PROPERTY OWNER: Sidney A. Joyner
ADDRESS: 807 Sawthorn
Kennell Woods

STATE OF Louisiana 1
COUNTY OF Kerr 1



This instrument was acknowledged before me on the 22 day
of May, 1985 by Sidney A. Joyner.

Alice Helber
Notary Public, State of Louisiana
My Commission Expires: 11/14/84
Stamped or printed name of Notary Public

11 14 84

1 P 17

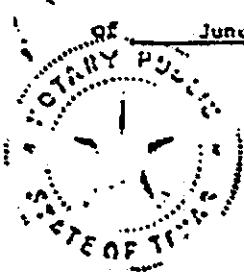
4 Lots 210000 3
4 Lots 210000 4

VOL. 332 PAGE 597

PROPERTY OWNER: Norma G. Fredenburg Richard A. Fredenburg
ADDRESS: Norma G. Fredenburg Richard A. Fredenburg
313 West Way Drive
Kerrville, Texas 78023

STATE OF Texas I
COUNTY OF Kerr I

This instrument was acknowledged before me on the 25th day
of June, 1985 by Norma G. Fredenburg and Richard A. Fredenburg



Brian Hopkins
Notary Public, State of
My Commission Expires: 8-19-87

Stamp or printed name of Notary Public
Brian Hopkins 8-19-87

**GLEN OAKS
SUBDIVISION**

No 4

PROPERTY OWNER: HENRY G. FOOTE III
ADDRESS: BOX 2206 RFD, LONG GROVE, IL. 60047

STATE OF ILLINOIS I
COUNTY OF KANE I

This instrument was acknowledged before me on the 25th day
of MAY, 1985 by Henry G. Foote III



Lois A. Puls
Notary Public, State of Illinois
My Commission Expires: 4-30-88

LOIS A. PULS
Stamp or printed name of Notary Public

PROPERTY OWNER: ERIC AND ELLEN M. YOUNG-BREAN
ADDRESS: 571 WOOD LANE DRIVE
FORBESVILLE TEXAS 75428

STATE OF TEXAS I Eric Young-Brean
COUNTY OF KEEL I Eric Young-Brean

This instrument was acknowledged before me on the 22nd day
of May, 1985 by Eric Young-Brean and Ellen Young-Brean

Therice Hopkins
Notary Public, State of Texas
My Commission Expires: 11-1-85
Stamped or printed name of Notary Public

2-19-1984

4
4

PROPERTY OWNER: ERRA M SMITH & Eva M Smith
ADDRESS: 710 RIMROCK RD
KERRVILLE, TX 78028

STATE OF Texas I
COUNTY OF KEEL I

This instrument was acknowledged before me on the 15th day
of May, 1985 by Eva M Smith

James Andrews Sr
Notary Public, State of Texas
My Commission Expires: 2-14-88
Stamped or printed name of Notary Public



EVERETT M. McINTOSH

PROPERTY OWNER: Everett McIntosh

ADDRESS: 1506 Sandy Lane
Meriquette, Texas - 75749

STATE OF Texas
COUNTY OF Dallas

This instrument was acknowledged before me on the 7 day
of June, 1985 by Kim Strickland Everett McIntosh

Kim Strickland
Notary Public, State of Texas
My Commission Expires: 12-15-84
KIM STRICKLAND
Stamp or printed name of Notary Public

JIM P. LEACH

PROPERTY OWNER: Jim P. Leach

ADDRESS: Box 2124
Lawrence, TX 78048

STATE OF Texas
COUNTY OF Texas

This instrument was acknowledged before me on the 30th day
of June, 1985 by DALE GAGE

Dale Gage
Notary Public, State of Texas
My Commission Expires: 9-29-83
DALE GAGE
Stamp or printed name of Notary Public

(Proo?)

MODIFICATION OF RESTRICTIONS FOR GLEN OAKS ESTATES, KERR COUNTY, TEXAS.

VOL: 332 PAGE 600

PROPERTY OWNER: Amos E. and wife Juanita D. Cloninger
ADDRESS: 2210 Oak Hill Drive,
Arlinton, Texas 76011

STATE OF Texas I
COUNTY OF Tarrant I

This instrument was acknowledged before me on the
of June, 1985 by Amos E. Cloninger
and Juanita D. Cloninger

Jeanne Peppers
Notary Public, State of Texas
My Commission Expires: 11-1-88
Jeanne Peppers, Notary Public
Tarrant County, Texas
Stamp and or printed name of Notary Public

PROPERTY OWNER: NELL WILLIAMSON
ADDRESS: 538 ROCK RIDGE ROAD
KERRVILLE, TEXAS 78028

STATE OF I
COUNTY OF I

This instrument was acknowledged before me on the 28th day
of May, 1985 by Nell Williamson
Nell Williamson

Laramie N. Mathison
Notary Public, State of Texas
My Commission Expires: 6/6/85
Laramie N. Mathison
Stamp and or printed name of Notary Public

(Add. 4)

DEAN R. WHITE

VOL. 332 PAGE 601

PROPERTY OWNER:

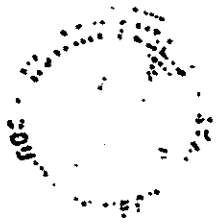
ADDRESS:

Dean R. White
813 W. Rock, 78028
Fort Worth, TX

STATE OF *TEXAS* I

COUNTY OF *Ft. Worth* I

This instrument was acknowledged before me on the *13th* day
of *JUNE*, 1985 by *DEAN R. WHITE*.



Marie T. Peterson
Notary Public, State of

My Commission Expires: *Jan 31, 1989*

MARIE T. PETERSON
Stamped or printed name of Notary Public

95

C.D.N.C.

WILLETTA M. WILHELM

VOL. 332 PAGE 602

PROPERTY OWNER: Willetta M. Wilhelm

ADDRESS: 351 Secret Valley
Kerrville Texas 78029

STATE OF Texas
COUNTY OF Kerr

This instrument was acknowledged before me on the 21st day
of May, 1985 by Willetta Wilhelm.

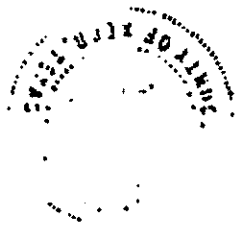
Virginia Leal
Notary Public, State of

My Commission Expires: 5-2-88

Virginia Leal
Stated or printed name of Notary Public

GLEN OAKS
SUBDIVISION

No 5



PROPERTY OWNER: STEVEN S. MONROE

ADDRESS: 342 SECRET VALLEY
KERRVILLE, TEXAS 78029

STATE OF Texas
COUNTY OF Kerr

This instrument was acknowledged before me on the 30 day
of May, 1985 by Steven S. Monroe

Tommy Hogue
Notary Public, State of

My Commission Expires: _____

Notary Public, State of Texas
Stated or printed name of Notary Public



(Page 1)

JOHN KISIDA & LOUIS KISIDA

55

PROPERTY OWNER: John Kisida & Louis Kisida

ADDRESS: 170 Freeman Rd. Kalamazoo, Michigan 49001

STATE OF Michigan

COUNTY OF Kalamazoo

This instrument was acknowledged before me on the 30 day of May, 1985 by John Kisida

Linda Andrews Lee
Notary Public, State of Michigan

My Commission Expires: 2-14-88

LINDA ANDREWS LEE
Notary Public, State of Michigan
Signature of printed name of Notary Public

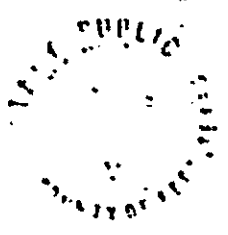


BESSIE M. SWINNEY

PROPERTY OWNER: Bessie M. Swinney
ADDRESS: 311 Street Valley,
Kearville TX 78028

STATE OF Texas 1
COUNTY OF Harris 1

This instrument was acknowledged before me on the 29 day
of May, 1985 by Bessie M. Swinney.



Alice Hechberg
Notary Public, State of Texas
My Commission Expires: _____

Stamp or printed name of Notary Public

10-19-88.

ANDREW W. & ESTHER M. HALPIN

PROPERTY OWNER: Andrew W. & Esther M. Halpin
ADDRESS: 657 N. Gandy Blvd.
Houston, Tex. 77024

33
55.

STATE OF ALB. 1
COUNTY OF Prima 1

This instrument was acknowledged before me on the 25 day
of May, 1985 by Andrew W. & Esther M. Halpin

[Signature]
Notary Public, State of _____
My Commission Expires: _____
Stamp or printed name of Notary Public

RESTRICTIONS FOR
GLEN OAKS ESTATES
KERR COUNTY, TEXAS

01629

VOL. 364 PAGE 321

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED PROPERTY OWNERS WITHIN THE BOUNDARIES OF THE GLEN OAKS ESTATES (FORMALLY KNOWN AS GLEN OAKS SUBDIVISIONS 1, 2, 3, 4 & 5) DESIRE TO MODIFY AND REPUBLISH COVENANTS, CONDITIONS AND RESTRICTIONS OF THE INSTRUMENTS HERETOFORE DESIGNATED AS RESTRICTIONS FOR GLEN OAKS SUBDIVISIONS NO. 1, 2, 3, 4 & 5.

THE AFOREMENTIONED RESTRICTIONS ARE FILED OF RECORD IN VOL 130, PAGE 622 FOR GLEN OAKS SUBDIVISION 1; VOL 206, PAGE 311 FOR GLEN OAKS SUBDIVISION 2 AND IN VOL 194, PAGE 279 FOR GLEN OAKS SUBDIVISIONS NO. 3, 4 AND 5 OF THE KERR COUNTY DEED RECORDS.

ALL RESTRICTIONS AND MODIFICATIONS SHALL APPLY TO ALL OF THE TRACTS OF LAND IN THE GLEN OAKS ESTATES (FORMALLY KNOWN AS GLEN OAKS SUBDIVISIONS 1, 2, 3, 4 & 5); A PLAT OF SAID SUBDIVISIONS HAVE BEEN HERETOFORE FILED OF RECORD IN THE PLAT RECORDS OF KERR COUNTY, TEXAS AS FOLLOWS:

SUBDIVISION ONE.....	VOL. 130, PAGE 623
- SUBDIVISION TWO.....	VOL. 4 PAGE 87
SUBDIVISION THREE.....	VOL. 3 PAGE 39
SUBDIVISION FOUR.....	VOL. 3 PAGE 63
SUBDIVISION FIVE.....	VOL. 3 PAGE 66

ALL RESTRICTIONS AND MODIFICATIONS, AS HEREIN ADOPTED, SHALL BE IN EFFECT FROM DATE OF FILING IRRESPECTIVE OF ANY ALLEGED PREVIOUS RESTRICTION VIOLATIONS.

COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTEEES AND ALL PERSONS ACQUIRING TITLE UNDER THEM UNTIL JANUARY 1, 2001, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AND UNTIL BY DULY RECORDED INSTRUMENTS, SIGNED BY A MAJORITY OF THE PROPERTY OWNERS IN SAID SUBDIVISIONS, IT IS AGREED TO CHANGE SAID COVENANTS, CONDITIONS AND RESTRICTIONS, IN WHOLE OR IN PART.

IF GRANTEEES OR ANY OF THEIR RESPECTIVE HEIRS, SUCCESSORS 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 OF THE REAL PROPERTY SITUATED IN THE ABOVE REFERRED GLEN OAKS ESTATES, TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY 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, ALL OF WHICH REMEDIES ARE TO BE CUMULATIVE.

1. LAND USE: THE ABOVE DESCRIBED PROPERTY HEREIN CONVEYED SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY; SAID PROPERTY SHALL NOT BE USED FOR BUSINESS PURPOSES OF ANY CHARACTER, NOR HAVE ANY COMMERCIAL OR MANUFACTURING PURPOSE, THE TERM "RESIDENTIAL PURPOSES" SHALL MEAN SINGLE FAMILY DWELLINGS CONSTRUCTED ON THE PROPERTY SITE. NO MORE THAN ONE DWELLING SHALL BE CONSTRUCTED ON ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND LOCATED IN ANY OF THE GLEN OAKS ESTATES.

2. GLEN OAKS ESTATES BUILDING BOARD: A THREE MEMBER BUILDING BOARD SHALL BE ELECTED BY THE COMMUNITY ACTION GROUP AND SERVE AS THEIR REPRESENTATIVES TO PROVIDE AUTHORITY AND ENFORCEMENT OF CERTAIN RESTRICTIONS AND COVENANTS CONCERNING BUILDING CONSTRUCTION AND LAND USAGE WITHIN THE GLEN OAKS ESTATES SUBDIVISIONS.

THE BUILDING BOARD MEMBERS SHALL CONSIST OF PROPERTY OWNERS IN RESIDENCE IN ONE OR MORE OF THE AFOREMENTIONED SUBDIVISIONS OF THE GLEN OAKS ESTATES. THE COMMUNITY ACTION GROUP WILL APPOINT OR REPLACE BUILDING BOARD MEMBERS AS NECESSARY OR WHEN APPROPRIATE TO DO SO. PERSONS WISHING TO CONTACT THE GLEN OAKS ESTATES BUILDING BOARD MAY DO SO BY WRITING TO "COMMUNITY ACTION GROUP P.O. BOX 124 KERRVILLE, TEXAS".

3. APPROVAL OF CONSTRUCTION PLANS, SEPTIC SYSTEMS AND OUT-BUILDINGS: PRIOR TO THE START OF CONSTRUCTION OF ANY DWELLING, OR SUBSEQUENT ADDITIONS OR MODIFICATIONS TO AN EXISTING DWELLING, ON ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES, THE BUILDING PLANS OF SUCH DWELLING OR ANY ADDITIONS OR MODIFICATIONS TO EXISTING DWELLINGS, ACCOMPANIED BY THE SUBDIVISION PLAT OF SUCH DWELLING, MUST FIRST BE SUBMITTED TO THE GLEN OAKS ESTATES BUILDING BOARD FOR APPROVAL.

DWELLING CONSTRUCTION PLANS MUST ALSO BE ACCOMPANIED BY A CERTIFIED APPROVAL FROM: THE UGRA, OR THE ACTING AUTHORITY FOR WASTE WATER DISPOSAL, FOR THE COMPLETE

SEPTIC SYSTEM TO BE USED FOR SAID DWELLING.

VOL. 364 PAGE 322

PLANS FOR THE CONSTRUCTION OF ANY OUT-BUILDINGS LARGER THAN 100 SQUARE FEET IN FLOOR SPACE MUST BE APPROVED BY THE BUILDING BOARD BEFORE ANY CONSTRUCTION IS STARTED.

A WRITTEN NOTICE, REFLECTING THE APPROVAL OR DISAPPROVAL OF THE SUBMITTED BUILDING PLANS AND SEPTIC SYSTEM WILL BE EITHER MAILED OR DELIVERED TO THE PROPERTY OWNER BY THE BUILDING BOARD WITHIN 10 DAYS AFTER RECEIPT OF THE DWELLING AND/OR OUT-BUILDING PLAN AND PLAN.

4. DWELLING SIZE, BUILDING SET-BACK AND EXTERIOR MATERIAL : NO DWELLING SHALL BE CONSTRUCTED ON ANY PLATTED LOT, TRACT OR PART, OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES SUBDIVISIONS WHICH CONTAINS LESS THAN 1500 SQUARE FEET OF LIVING AREA. THE LIVING AREA SHALL BE EXCLUSIVE OF OPEN PORCHES, TERRACES, PATIOS, DRIVEWAYS, CARPORTS AND GARAGES.

THE MINIMUM DEPTH OF SET-BACK FOR DWELLINGS IN THE GLEN OAKS ESTATES SUBDIVISIONS 2, 3, 4 & 5, IS 50 FEET AS MEASURED FROM THE SURVEYED LINE FRONTING EACH PLATTED LOT, TRACT, PART OR PARCEL OF LAND. THE MINIMUM DEPTH OF SET-BACK FOR DWELLINGS IN GLEN OAKS ESTATES SUBDIVISION 1, IS 100 FEET AS MEASURED FROM THE CENTER LINE OF THE EXISTING ROAD FRONTING THE OWNERS PROPERTY.

ALL DWELLINGS (INCLUDING ALL ADDITIONS AND MODIFICATIONS SUBSEQUENTLY MADE TO ANY DWELLING) CONSTRUCTED ON ANY PLATTED LOT, OR TRACT, OR PART, OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES MUST HAVE NOT LESS THAN 50% OF THE EXTERIOR WALLS COVERED BY BRICK, MASONRY (MASONRY IS NOT TO BE CONSTRUED AS INCLUDING PAINTED OR UNPAINTED CONCRETE BLOCKS OR COMMON CLAY TILES), AUSTIN STONE, OR SIMILAR MATERIAL. NO ASBESTOS SHINGLE SIDING SHALL BE PERMITTED AS AN EXTERIOR SIDING ON ANY DWELLING.

ALL CONSTRUCTION UPON RESIDENTIAL LOTS SHALL BE COMPLETED WITHIN A REASONABLE PERIOD OF TIME, NOT TO EXCEED ONE YEAR. DWELLINGS SHALL BE CONSTRUCTED ON THE LOT SO AS TO FRONT UPON THE STREET WHICH SUCH LOTS FACE AND NO IMPROVEMENTS, INCLUDING ANY BUILDING OR PART THEREOF SHALL EXTEND BEYOND THE MINIMUM SET-BACK LINE AT THE FRONT OR SIDE OF THE LOT.

DEFINITIONS DEFINED

DWELLING : MEANS A HOUSE FOR RESIDENTIAL PURPOSES CONTAINING ONE LIVING UNIT. A UNIT IS FOR A SINGLE FAMILY RESIDENCE.

5. RESUBDIVIDING : NO SUBDIVIDING OR RESUBDIVIDING OF ANY PLATTED LOT, OR TRACT, OR PART, OR PARCEL OF LAND LOCATED IN GLEN OAKS ESTATES SUBDIVISIONS WILL BE PERMITTED. THE ONLY EXCEPTION TO THE ABOVE APPLIES TO PROPERTY OWNERS WHO HAVE DEEDS SPECIFICALLY STATING THAT THEY MAY SUBDIVIDE OR RESUBDIVIDE, IN A PRESCRIBED MANNER, THEIR PLATTED LOT, TRACT, PART OR PARCEL OF LAND.

THE CONSTRUCTION PLANS FOR ANY DWELLING OR UNIT OR OTHER BUILDINGS FOR ANY RESUBDIVIDED LOTS OR TRACTS MUST MEET THE RESTRICTIONS OUTLINED IN SECTIONS 3 AND 4 OF THESE GLEN OAKS ESTATES RESTRICTIONS.

6. OTHER LAND USE : NO MOTOR HOME, TRAVEL TRAILER, MOBILE HOME, MODULAR HOME, HOUSE TRAILER, CAMPING TRAILER, CAMPER, CAMPER BODY, BOAT, TRUCK OR BUS BODY, BASEMENT (UNLESS PART OF A COMPLETE HOME), TENT, SHACK, GARAGE, BARN OR OTHER BUILDING SHALL AT ANY TIME BE USED AS LIVING QUARTERS OR AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

MOBILE HOME AND MODULAR HOME DEFINED :

".....ANY STRUCTURE TRANSPORTABLE IN ONE OR MORE SECTIONS ON EITHER A PERMANENT OR TEMPORARY CHASSIS OR OTHER CONVEYANCE DEVICE, WHICH IS EIGHT BODY FEET OR MORE IN WIDTH AND IS 32 BODY FEET OR MORE IN LENGTH AND WHICH IS MANUFACTURED AT A LOCATION OTHER THAN THE HOMESITE AND WHICH IS DESTINED TO BE CONNECTED TO THE REQUIRED UTILITIES AND INCLUDES THE PLUMBING, HEATING, AIR CONDITIONING AND ELECTRICAL SYSTEMS CONTAINED AS WELL AS ANY FURNITURE, APPLIANCES, DRAPES, CARPET, WALL COVERING, OR ANY OTHER ITEMS WHICH ARE ATTACHED TO OR ARE CONTAINED IN THE HOME AND WHICH ARE INCLUDED IN THE CASH PRICE AND SOLD IN CONNECTION WITH THE HOME. SUCH TERMS SHALL INCLUDE ALL MOBILE HOMES AND MODULAR HOMES WHICH SATISFY THE ABOVE DEFINITION."

7. OTHER STRUCTURES : NO STRUCTURE SHALL BE MOVED ONTO ANY PLATTED LOT,

TRACT, OR PART, OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES SUBDIVISIONS UNLESS IT SHALL CONFORM TO THE BUILDING RESTRICTION SPECIFICALLY MENTIONED IN SECTIONS 3 AND 4 CONTAINED IN THESE MODIFIED RESTRICTIONS.

8. TEMPORARY BUILDINGS: NO TEMPORARY BUILDINGS SHALL BE ERRECTED OR MAINTAINED ON ANY LOT EXCEPT DURING ACTUAL CONSTRUCTION OF A DWELLING BEING ERRECTED THEREON, AND THAT SUCH TEMPORARY BUILDINGS MUST BE ON THE LOT ON WHICH CONSTRUCTION IS IN PROGRESS AND NOT ON ADJOINING LOTS, STREET OR EASEMENT. NO SUCH TEMPORARY BUILDING SHALL BE USED FOR RESIDENTIAL PURPOSES DURING CONSTRUCTION. AT COMPLETION OF CONSTRUCTION, THE TEMPORARY BUILDING MUST BE REMOVED WITHIN 10 DAYS. AFTER THE COMPLETION OF THE DWELLING, IT WILL BE PERMISSIBLE TO ERRECT A SMALL TOOL OR WOOD SHED, NO LARGER THAN 10 X 10 X 8 FEET AND WHICH WILL CONFORM WITH THE HARMONY OF THE SURROUNDING AND ADJACENT AREA

9. ANIMALS: NO POULTRY OR LIVESTOCK, OTHER THAN HORSES, MAY BE KEPT ON ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES. DOGS, CATS OR OTHER DOMESTICATED HOUSEHOLD PETS MAY BE KEPT PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES. ANIMALS, ESPECIALLY DOGS AND CATS, MUST NOT BE PERMITTED TO ROWN UNATTENDED AT ANYTIME.

10. LEGAL AND NOXIOUS USE: NO PREMISES OR ANY PART THEREOF SHALL BE USED FOR ILLEGAL OR IMMORAL PURPOSES. NOTHING SHALL BE DONE ON ANY PREMISE THAT MAY BE OR BECOME OBNOXIOUS OR DANGEROUS TO THE OCCUPANTS OR OWNERS OF ANY OTHER PREMISES BY REASON OF FIRE, SMOKE, ODOR, NOISE, FUMES, VAPORS, GLARE OR UNSIGHTLINESS.

11. DUMPING AND PROPERTY MAINTENANCE: NO PREMISES SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE MATERIALS. LOTS AND PREMISES MUST BE MAINTAINED TO CONFORM TO SURROUNDING AND ADJACENT PROPERTIES.

PREMISE DEFINED

"...ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND, WITH OR WITHOUT A RESIDENTIAL BUILDING OR DWELLING."

12. STORAGE OF MATERIALS AND OTHER ITEMS . STORAGE OF ANY TYPE OR KIND OF MATERIAL IS PROHIBITED UPON ALL PREMISES EXCEPT; BUILDING MATERIALS MAY BE PLACED OR STORED UPON A LOT WHEN THE BUILDER IS READY TO COMMENCE IMPROVEMENTS AND THEN SUCH MATERIALS SHALL BE PLACED WITHIN THE PROPERTY LINES OF THE LOT OR PARCEL OF LAND UPON WHICH IMPROVEMENTS ARE TO BE ERRECTED, AND SHALL NOT BE PLACED IN THE STREET. NO STUMPS, TREES, UNDERBRUSH OR ANY REFUSE OF ANY KIND, OR SCRAP METAL FROM THE IMPROVEMENTS BEING ERRECTED ON ANY LOT SHALL BE PLACED ON ANY ADJOINING LOTS, STREET OR EASEMENTS. ALL SUCH MATERIALS, IF NOT DISPOSED OF IMMEDIATELY, MUST REMAIN ON THE PROPERTY UPON WHICH CONSTRUCTION WORK IS IN PROGRESS, AND AT THE COMPLETION OF SUCH IMPROVEMENTS, SUCH MATERIALS MUST BE IMMEDIATELY REMOVED FROM THE PROPERTY.

13. GARBAGE CANS. NO GARBAGE CAN OR REFUSE CONTAINERS SHALL BE PLACED OR PERMITTED TO REMAIN AT THE FRONT OF A DWELLING EITHER WITHIN THE STREET OR UPON THE LOT EXCEPT UPON THOSE DAYS SCHEDULED FOR GARBAGE AND REFUSE COLLECTION BY A PUBLIC AGENCY OR A PRIVATELY CONTRACTED COLLECTOR.

14. EASEMENTS . THE USE OF EASEMENTS AS SHOWN ON THE RECORDED PLAT ARE GRANTED TO KERR COUNTY, TO THE PUBLIC AND TO UTILITY COMPANIES AS SET FORTH ON SAID PLAT FOR THE PURPOSES OF ROADS, DRAINAGE, WATER, ELECTRICAL AND TELEPHONE LINES AND CONDUITS. IN THE EVENT THAT NO EASEMENTS ARE SHOWN ON SAID RECORDED PLAT, THEN 10 FEET IN FRONT OF THE SURVEYED LOT LINE ACROSS THE FRONT OF EACH AND EVERY LOT IS RESERVED AND HEREBY DEDICATED FOR UTILITY PURPOSES. NO STRUCTURE SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES OR WHICH MAY CHANGE THE DIRECTION OF FLOW OF WATER THROUGH DRAINAGE CHANNELS IN THE EASEMENTS. THE EASEMENT AREA OF EACH LOT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT WHERE THE COUNTY OR PUBLIC AUTHORITY OR UTILITY COMPANIES HAVE AGREED TO ASSUME RESPONSIBILITY.

IN THE EVENT ANY ONE OR MORE OF THESE COVENANTS, RESERVATIONS OR RESTRICTIONS SHALL BECOME OR BE HELD INVALID BY REASON OF ABANDONMENT, WAIVER OR JUDICIAL DECISION, SAME SHALL IN NO WAY AFFECT OR IMPAIR THE VALIDITY OF THE OTHER COVENANTS, EASEMENTS, RESERVATIONS OR RESTRICTIONS HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

GLEN OAKS #1
x Erwin E. Grimes
x Billie M. Grimes

VOL. 364 PAGE 324

PROPERTY OWNER: Erwin E. Grimes, Billie M. Grimes

ADDRESS: 824 Southway Drive
Kerrville, TX 78028

STATE OF Texas I

COUNTY OF Kerr I

This instrument was acknowledged before me on the 19 day
of July, 1985 by Erwin E. Grimes, Billie M. Grimes.

Sandra Lee Pratt
Notary Public, State of

My Commission Expires: 5/29/88

Sandra Lee Pratt
Stamped or printed name of Notary Public



GLEN OAKS #1

PROPERTY OWNER: MRS. H.C. WALLACE

ADDRESS: 816 Southway DR.
KERRVILLE, TEXAS

STATE OF Texas I

COUNTY OF KERR I

This instrument was acknowledged before me on the 24th day
of June, 1985 by Mrs. H.C. Wallace.

Joseph W. Arnold
Notary Public, State of

My Commission Expires: 8/29/88

Joseph W. Arnold
Stamped or printed name of Notary Public



CA

312 WEST LIND COVE
PROPERTY OWNER: RICHARDSON TRUST
ADDRESS: 113 HUNTER
PO BOX 1007

STATE OF MISSISSIPPI
COUNTY OF CLAY

This instrument was acknowledged before me on the 27th day
of June, 1985 by Charles Stewart

Shirley O. Gordon
Notary Public, State of

My Commission Expires: 11-22-89
SHIRLEY O. GORDON
Stamped or printed name of Notary Public



SIGNATURE OF PROPERTY OWNERS(S): [Signature]

Allen N. Harzoc
please type or print name(s)

ADDRESS: 709 S. Mexico Ave. Apt. # 214
K. H. Tx 78005

STATE OF TEXAS X

COUNTY OF X

This instrument (a modification of Glen Oaks Estates

Restrictions) was acknowledged before me on this 5th day

of February, 1985, by [Signature]
Notary Public, State of Texas

My Commission Expires 8/29/85

[Signature]
Stamped or printed name of Notary Public.



SEAL

1 D 11

GLEN OAKS 5

SIGNATURE OF PROPERTY OWNERS(6): W. S. Beaman
GLEN F. BEAMAN
Patricia J. Beaman
PATRICIA J. BEAMAN
please type or print name(s)

ADDRESS: 334 SECRET VALLEY, MCKINNEY, TX

STATE OF TEXAS X
COUNTY OF X

This instrument (a modification of Glen Oaks Estates Restrictions) was acknowledged before me on this 5th day of February, 1985, by Joseph W. Arnold Notary Public, State of Texas

My Commission Expires: 3/29/85
Joseph W. Arnold
Stamped or printed name of Notary Public.



SEAL

PROPERTY OWNER: Bill Lewis
ADDRESS: 587 Linbeck Rd.
Missouri, Mo. 65024

STATE OF I
COUNTY OF I

This instrument was acknowledged before me on the 29th day
of July, 1985 by Bill Lewis.

Barbara Shaver LaSour
Notary Public, State of

My Commission Expires: 1-5-87

Stated or printed name of Notary Public



1-5-87..

FILED FOR RECORD
at 9:57 ~~am~~ P.m.

FEB 27 1986

PATRICIA DYE
East County Dept. Hwy. Const., Trans.
Bldg. Services Co. Houston, Texas

*Send by
Community Action Group*

RETURN TO:
DEAN J HENRIGER
711 RIM ROCK RD
KERRVILLE TX 78829

Glen Oaks 2 Restrictions

Volume {PR,"insert volume number of first deed",IN1,3}, Page {PR,"insert page number of first deed" IN1,4}, {PR,"insert record type of first name",ST1,3} Records of Kerr County, Texas; Volume 332, Page 572 and Volume 364, Page 321, Real Property Records of Kerr County, Texas, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Other Exceptions

- Easement dated August 3, 1936, to Texas Power & Light Company, recorded in Volume 59, Page 429, Deed Records of Kerr County, Texas.
- Easement dated May 7, 1937, to Texas Power & Light Company, recorded in Volume 61, Page 13, Deed Records of Kerr County, Texas.
- Easement dated April 25, 1940, to E.B. Carruth, Jr., recorded in Volume 66, Page 121, Deed Records of Kerr County, Texas.
- Easement dated May 9, 1952, to L.C.R.A., recorded in Volume 2, Page 521, Easement Records of Kerr County, Texas.
- An undivided non-participating royalty interest reserved by Grantors, as described in instrument from V.P. Tippet and wife, Ergeal B. Tippet to Herman A. Swan, et al, dated March 6, 1962, recorded in Volume 112, Page 139, of the Deed Records of Kerr County, Texas; said deed being corrected by instrument dated May 9, 1962, recorded in Volume 124, Page 100, Deed Records of Kerr County, Texas, reference to which instrument is here made for all purposes, together with all rights, expressed or implied, in and to the property covered by this policy arising out of or connected with said interests and conveyance. TITLE to said interest not checked subsequent to date of aforesaid instrument.
- Easements per plats recorded in Volume 3, Page 38, Volume 3, Page 64, Volume 4, Page 87 and Volume 5, Page 160, Plat Records of Kerr County, Texas.
- Building Set Back Lines as per the Restrictions recorded in Volume {PR,"insert Volume No.",IN1,1}, Page {PR,"insert Page No.",IN1,2}, {PR,"insert type of records",ST1,3} Records of Kerr County, Texas; Volume 332, Page 572 and Volume 364, Page 321, Real Property Records of Kerr County, Texas.
- Any visible and/or apparent roadways or easements over or across the subject property.
- Rights of Parties in Possession. (AS PER OWNER POLICY ONLY)

RESTRICTIONS

In order to carry out a general plan of development of Glen Oaks, and in order to promote the construction of desirable residences, insure harmony in the character of such buildings in connection therewith, maintain the suitability of Glen Oaks for private residential purposes, to carry out a general plan for the protection, benefit, use, recreation and convenience of each and every purchaser of a tract or parcel of land therein, and to enhance the value of the said tracts or parcels of land in Glen Oaks, this Deed is subject to the covenants hereby made by Grantees, and made and accepted subject to the restrictions and conditions upon the premises herein conveyed as follows, to-wit:

FIRST. That these covenants are to run with the land and shall be binding on the Grantees and all persons claiming under them until January 1, 1990, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the tracts or parcels of land in Glen Oaks it is agreed to change said covenants in whole or in part.

SECOND. That the above described property herein conveyed shall be used for residential purposes only; said property shall not be used for business purposes of any character nor have any commercial or manufacturing purpose.

THIRD. Prior to the construction or erection of any residential building and all out-buildings in connection therewith, including sewer, the plans of construction shall be approved by the GLEN OAKS BUILDING BOARD. Said Glen Oaks Building Board is composed of G. E. Lehmann and Gordon H. Monroe, their heirs, executors, successors and assigns, or designees in writing.

FOURTH. Not more than one primary residence shall be constructed on any one tract in Glen Oaks, and no such residence shall be constructed thereon which contains less than 1,200 square feet of living area nor which is less than fifty per cent (50%) masonry construction unless it first has been approved by said Building Board. The minimum depth of building setback lines from the graded ranch road fronting the tracts in Glen Oaks shall be not less than one hundred (100) feet and not less than twenty-five (25) feet from the side tract lines.

FIFTH. No trailer, tent or shack shall be placed, erected or permitted to remain on the above described property, nor shall any structure of a temporary character be used as a residence thereon.

SIXTH. No structure shall be moved onto the above described property unless it shall conform to and be in harmony with the existing structures on other tracts or parcels of land in said Glen Oaks, and unless it first has been approved by said Building Board.

SEVENTH. No water from "Camp Meeting Creek", the stream of water or any stream of water located on Glen Oaks properties shall be removed for domestic, stock raising, irrigation, or any other purpose. No swine shall ever be permitted to be placed or kept in Glen Oaks or on this or any other tract located therein.

Such covenants, restrictions and conditions are to be binding upon and be observed by the said Grantees herein, as well as their heirs, executors, administrators and assigns, and to run in favor of and be enforceable by injunction and any other remedy provided by law, all of which remedies are to be cumulative, by said Building Board or any person who shall own any tract or parcel of land in Glen Oaks.

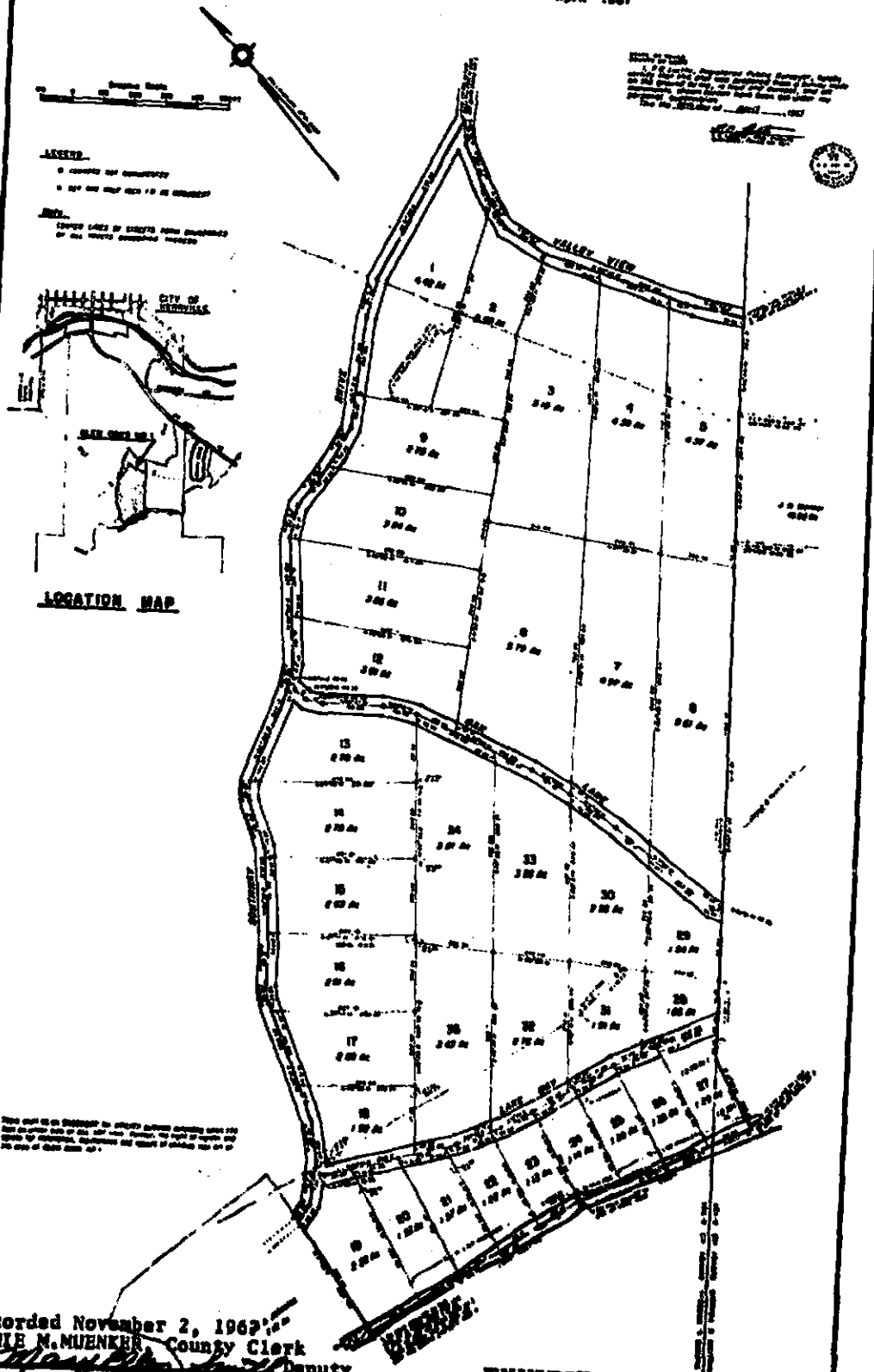
EXHIBIT A

GLEN OAKS NO. 1

A TOTAL OF 67.19 ACRES OF LAND CONSISTING OF 66.80 ACRES
OUT OF THE THOMAS L. WADDELL SURVEY NO. 148, ABSTRACT
NO. 284 AND 0.39 ACRES OUT OF THE WILLIAM C. FRANCIS
SURVEY NO. 146, ABSTRACT NO. 137, KERR COUNTY, TEXAS.

F. C. LOCHE, Registered Public Surveyor

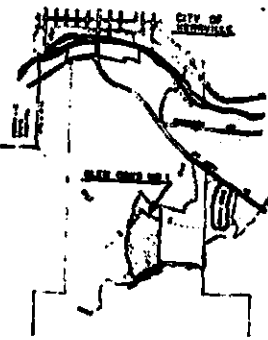
April 1967



Scale: 1" = 40'

EASEMENTS
 A - EASEMENT OF EGRESS
 B - EASEMENT OF WAY TO BE GRANTED

EASEMENT LINES
 DOTTED LINES OF EASEMENTS FORM GRANTED BY THE TRACTS SURVEYED THEREIN



LOCATION MAP

This map is to be returned to the Surveyor General's Office on the date of the final plat of this survey. The plat of this survey shall be filed in the public records of the county of Kerr, Texas, and the Surveyor General shall be notified of the date of such filing.

Recorded November 2, 1967
 EMILIE M. MUENKER, County Clerk
 by *Mary Ann* Deputy

EXHIBIT B

06242

MODIFICATION
OF
RESTRICTIONS FOR
GLEN OAKS ESTATES
KERR COUNTY, TEXAS

VOL. 332 PAGE 572

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS; THAT THE UNDERSIGNED PROPERTY OWNERS WITHIN THE BOUNDARIES OF THE GLEN OAKS ESTATES (FORMALLY KNOWN AS GLEN OAKS SUBDIVISIONS 1, 2, 3, 4 & 5) DESIRE TO MODIFY AND REPUBLISH COVENANTS, CONDITIONS AND RESTRICTIONS OF THE INSTRUMENTS HERETOFORE DESIGNATED AS RESTRICTIONS FOR GLEN OAKS SUBDIVISIONS NO. 1, 2, 3, 4 & 5.

THE AFOREMENTIONED RESTRICTIONS ARE FILED OF RECORD IN VDL 130, PAGE 622 FOR GLEN OAKS SUBDIVISION 1; VOL 204, PAGE 311 FOR GLEN OAKS SUBDIVISION 2 AND IN VOL 174, PAGE 279 FOR GLEN OAKS SUBDIVISIONS NO. 3, 4 AND 5 OF THE KERR COUNTY DEED RECORDS.

ALL RESTRICTIONS AND MODIFICATIONS SHALL APPLY TO ALL OF THE TRACTS OF LAND IN THE GLEN OAKS ESTATES (FORMALLY KNOWN AS GLEN OAKS SUBDIVISIONS 1, 2, 3, 4 & 5); A PLAT OF SAID SUBDIVISIONS HAVE BEEN HERETOFORE FILED OF RECORD IN THE PLAT RECORDS OF KERR COUNTY, TEXAS AS FOLLOWS:

SUBDIVISION ONE.....	VOL. 130,	PAGE 623
SUBDIVISION TWO.....	VOL. 4	PAGE 87
SUBDIVISION THREE.....	VOL. 3	PAGE 39
SUBDIVISION FOUR.....	VOL. 3	PAGE 45
SUBDIVISION FIVE.....	VOL. 3	PAGE 66

ALL RESTRICTIONS AND MODIFICATIONS, AS HEREIN ADOPTED, SHALL BE IN EFFECT FROM DATE OF FILING IRRESPECTIVE OF ANY ALLEGED PREVIOUS RESTRICTION VIOLATIONS.

COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTEES AND ALL PERSONS ACQUIRING TITLE UNDER THEM UNTIL JANUARY 1, 2001, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AND UNTIL BY DULY RECORDED INSTRUMENTS, SIGNED BY A MAJORITY OF THE PROPERTY OWNERS IN SAID SUBDIVISIONS, IT IS AGREED TO CHANGE SAID COVENANTS, CONDITIONS AND RESTRICTIONS, IN WHOLE OR IN PART.

IF GRANTEES OR ANY OF THEIR RESPECTIVE HEIRS, SUCCESSORS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS DURING ANY OF THE REAL PROPERTY SITUATED IN THE ABOVE REFERRED GLEN OAKS ESTATES, TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY 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, ALL OF WHICH REMEDIES ARE TO BE CUMULATIVE.

1. LAND USE: THE ABOVE DESCRIBED PROPERTY HEREIN CONVEYED SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY; SAID PROPERTY SHALL NOT BE USED FOR BUSINESS PURPOSES OF ANY CHARACTER, NOR HAVE ANY COMMERCIAL OR MANUFACTURING PURPOSE. THE TERM "RESIDENTIAL PURPOSES" SHALL MEAN SINGLE FAMILY DWELLINGS CONSTRUCTED ON THE PROPERTY SITE. NO MORE THAN ONE DWELLING SHALL BE CONSTRUCTED ON ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND LOCATED IN ANY OF THE GLEN OAKS ESTATES.

2. GLEN OAKS ESTATES BUILDING BOARD: A THREE MEMBER BUILDING BOARD SHALL BE ELECTED BY THE COMMUNITY ACTION GROUP AND SERVE AS THEIR REPRESENTATIVES TO PROVIDE AUTHORITY AND ENFORCEMENT OF CERTAIN RESTRICTIONS AND COVENANTS CONCERNING BUILDING CONSTRUCTION AND LAND USAGE WITHIN THE GLEN OAKS ESTATES SUBDIVISIONS.

THE BUILDING BOARD MEMBERS SHALL CONSIST OF PROPERTY OWNERS IN RESIDENCE IN ONE OR MORE OF THE AFOREMENTIONED SUBDIVISIONS OF THE GLEN OAKS ESTATES. THE COMMUNITY ACTION GROUP WILL APPOINT OR REPLACE BUILDING BOARD MEMBERS AS NECESSARY OR WHEN APPROPRIATE TO DO SO. PERSONS WISHING TO CONTACT THE GLEN OAKS ESTATES BUILDING BOARD MAY DO SO BY WRITING TO "COMMUNITY ACTION GROUP P.O. BOX 124 KERRVILLE, TEXAS".

3. APPROVAL OF CONSTRUCTION PLANS, SEPTIC SYSTEMS AND OUT-BUILDINGS: PRIOR TO THE START OF CONSTRUCTION OF ANY DWELLING, OR SUBSEQUENT ADDITIONS OR MODIFICATIONS TO AN EXISTING DWELLING, ON ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES, THE BUILDING PLANS OF SUCH DWELLING OR ANY ADDITIONS OR MODIFICATIONS TO EXISTING DWELLINGS, ACCOMPANIED BY THE SUBDIVISION PLAT OF SUCH DWELLING, MUST FIRST BE SUBMITTED TO THE GLEN OAKS ESTATES BUILDING BOARD FOR APPROVAL.

DWELLING CONSTRUCTION PLANS MUST ALSO BE ACCOMPANIED BY A CERTIFIED APPROVAL FROM THE UGRA, OR THE ACTING AUTHORITY FOR WASTE WATER DISPOSAL, FOR THE COMPLETE

(Page)

PLANS FOR THE CONSTRUCTION OF ANY OUT-BUILDINGS LARGER THAN 100 SQUARE FEET IN FLOOR SPACE MUST BE APPROVED BY THE BUILDING BOARD BEFORE ANY CONSTRUCTION IS STARTED.

A WRITTEN NOTICE, REFLECTING THE APPROVAL OR DISAPPROVAL OF THE SUBMITTED BUILDING PLANS AND SEPTIC SYSTEM WILL BE EITHER MAILED OR DELIVERED TO THE PROPERTY OWNER BY THE BUILDING BOARD WITHIN 10 DAYS AFTER RECEIPT OF THE DWELLING AND/OR OUT-BUILDING PLAN AND PLAT.

4. DWELLING SIZE, BUILDING SET-BACK AND EXTERIOR MATERIAL : NO DWELLING SHALL BE CONSTRUCTED ON ANY PLATTED LOT, TRACT OR PART, OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES SUBDIVISIONS WHICH CONTAINS LESS THAN 1500 SQUARE FEET OF LIVING AREA. THE LIVING AREA SHALL BE EXCLUSIVE OF OPEN PORCHES, TERRACES, PATIOS, DRIVEWAYS, CARPORTS AND GARAGES.

THE MINIMUM DEPTH OF SET-BACK FOR DWELLINGS IN THE GLEN OAKS ESTATES SUBDIVISIONS 2, 3, 4 & 5, IS 50 FEET AS MEASURED FROM THE SURVEYED LINE FRONTING EACH PLATTED LOT, TRACT, PART OR PARCEL OF LAND. THE MINIMUM DEPTH OF SET-BACK FOR DWELLINGS IN GLEN OAKS ESTATES SUBDIVISION 1, IS 100 FEET AS MEASURED FROM THE CENTER LINE OF THE EXISTING ROAD FRONTING THE OWNERS PROPERTY.

ALL DWELLINGS (INCLUDING ALL ADDITIONS AND MODIFICATIONS SUBSEQUENTLY MADE TO ANY DWELLING) CONSTRUCTED ON ANY PLATTED LOT, OR TRACT, OR PART, OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES MUST HAVE NOT LESS THAN 50% OF THE EXTERIOR WALLS COVERED BY BRICK, MASONRY (MASONRY IS NOT TO BE CONSTRUED AS INCLUDING PAINTED OR UNPAINTED CONCRETE BLOCKS OR COMMON CLAY TILES), AUSTIN STONE, OR SIMILAR MATERIAL. NO ASBESTOS SHINGLE SIDING SHALL BE PERMITTED AS AN EXTERIOR SIDING ON ANY DWELLING.

ALL CONSTRUCTION UPON RESIDENTIAL LOTS SHALL BE COMPLETED WITHIN A REASONABLE PERIOD OF TIME, NOT TO EXCEED ONE YEAR. DWELLINGS SHALL BE CONSTRUCTED ON THE LOT SO AS TO FRONT UPON THE STREET WHICH SUCH LOTS FACE AND NO IMPROVEMENTS, INCLUDING ANY BUILDING OR PART THEREOF SHALL EXTEND BEYOND THE MINIMUM SET-BACK LINE AT THE FRONT OR SIDE OF THE LOT.

DEFINITIONS DEFINED

DWELLING : MEANS A HOUSE FOR RESIDENTIAL PURPOSES CONTAINING ONE LIVING UNIT. A UNIT IS FOR A SINGLE FAMILY RESIDENCE.

5. RESUBDIVIDING : NO SUBDIVIDING OR RESUBDIVIDING OF ANY PLATTED LOT, OR TRACT, OR PART, OR PARCEL OF LAND LOCATED IN GLEN OAKS ESTATES SUBDIVISIONS WILL BE PERMITTED. THE ONLY EXCEPTION TO THE ABOVE APPLIES TO PROPERTY OWNERS WHO HAVE DEEDS SPECIFICALLY STATING THAT THEY MAY SUBDIVIDE OR RESUBDIVIDE, IN A PRESCRIBED MANNER, THEIR PLATTED LOT, TRACT, PART OR PARCEL OF LAND.

THE CONSTRUCTION PLANS FOR ANY DWELLING OR UNIT OR OTHER BUILDINGS FOR ANY RESUBDIVIDED LOTS OR TRACTS MUST MEET THE RESTRICTIONS OUTLINED IN SECTIONS 3 AND 4 OF THESE GLEN OAKS ESTATES RESTRICTIONS.

6. OTHER LAND USE : NO MOTOR HOME, TRAVEL TRAILER, MOBILE HOME, MODULAR HOME, HOUSE TRAILER, CAMPING TRAILER, CAMPER, CAMPER BODY, BOAT, TRUCK OR BUS BODY, BASEMENT (UNLESS PART OF A COMPLETE HOME), TENT, SHACK, GARAGE, BARN OR OTHER BUILDING SHALL AT ANY TIME BE USED AS LIVING QUARTERS OR AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

MOBILE HOME AND MODULAR HOME DEFINED :

".....ANY STRUCTURE TRANSPORTABLE IN ONE OR MORE SECTIONS ON EITHER A PERMANENT OR TEMPORARY CHASSIS OR OTHER CONVEYANCE DEVICE, WHICH IS EIGHT BODY FEET OR MORE IN WIDTH AND IS 32 BODY FEET OR MORE IN LENGTH AND WHICH IS MANUFACTURED AT A LOCATION OTHER THAN THE HOMESITE AND WHICH IS DESIGNED TO BE CONNECTED TO THE REQUIRED UTILITIES AND INCLUDES THE PLUMBING, HEATING, AIR CONDITIONING AND ELECTRICAL SYSTEMS CONTAINED AS WELL AS ANY FURNITURE, APPLIANCES, DRAPES, CARPET, WALL COVERING, OR ANY OTHER ITEMS WHICH ARE ATTACHED TO OR ARE CONTAINED IN THE HOME AND WHICH ARE INCLUDED IN THE CASH PRICE AND SOLD IN CONJUNCTION WITH THE HOME, SUCH TERMS SHALL INCLUDE ALL MOBILE HOMES AND MODULAR HOMES WHICH SATISFY THE ABOVE DEFINITION."

7. OTHER STRUCTURES : NO STRUCTURE SHALL BE MOVED ONTO ANY PLATTED LOT,

(Page 2)

TRACT, OR PART, OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES SUBDIVISIONS UNLESS IT SHALL CONFORM TO THE BUILDING RESTRICTION SPECIFICALLY MENTIONED IN SECTIONS 3 AND 4 CONTAINED IN THESE MODIFIED RESTRICTIONS.

8. TEMPORARY BUILDINGS: NO TEMPORARY BUILDINGS SHALL BE ERECTED OR MAINTAINED ON ANY LOT EXCEPT DURING ACTUAL CONSTRUCTION OF A DWELLING BEING ERECTED THEREON, AND THEN SUCH TEMPORARY BUILDINGS MUST BE ON THE LOT ON WHICH CONSTRUCTION IS IN PROGRESS AND NOT ON ADJOINING LOTS, STREET OR EASEMENT. NO SUCH TEMPORARY BUILDING SHALL BE USED FOR RESIDENTIAL PURPOSES DURING CONSTRUCTION. AT COMPLETION OF CONSTRUCTION, THE TEMPORARY BUILDING MUST BE REMOVED WITHIN 10 DAYS. AFTER THE COMPLETION OF THE DWELLING, IT WILL BE PERMISSIBLE TO ERECT A SMALL TOOL OR WOOD SHED, NO LARGER THAN 10 X 10 X 8 FEET AND WHICH WILL CONFORM WITH THE HARMONY OF THE SURROUNDING AND ADJACENT AREA.

9. ANIMALS: NO POULTRY OR LIVESTOCK, OTHER THAN HORSES, MAY BE KEPT ON ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES. DOGS, CATS OR OTHER DOMESTICATED HOUSEHOLD PETS MAY BE KEPT PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES. ANIMALS, ESPECIALLY DOGS AND CATS, MUST NOT BE PERMITTED TO ROAM UNATTENDED AT ANYTIME.

10. ILLEGAL AND NOXIOUS USE: NO PREMISES OR ANY PART THEREOF SHALL BE USED FOR ILLEGAL OR IMMORAL PURPOSES. NOTHING SHALL BE DONE ON ANY PREMISE THAT MAY BE OR BECOME OBNOXIOUS OR DANGEROUS TO THE OCCUPANTS OR OWNERS OF ANY OTHER PREMISES BY REASON OF FIRE, SMOKE, ODOR, NOISE, FUMES, VAPORS, GLARE OR UNSIGHTLINESS.

11. DUMPING AND PROPERTY MAINTENANCE: NO PREMISES SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE MATERIALS. LOTS AND PREMISES MUST BE MAINTAINED TO CONFORM TO SURROUNDING AND ADJACENT PROPERTIES.

PREMISE DEFINED

"...ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND, WITH OR WITHOUT A RESIDENTIAL BUILDING OR DWELLING."

12. STORAGE OF MATERIALS AND OTHER ITEMS: STORAGE OF ANY TYPE OR KIND OF MATERIAL IS PROHIBITED UPON ALL PREMISES EXCEPT; BUILDING MATERIALS MAY BE PLACED OR STORED UPON A LOT WHEN THE BUILDER IS READY TO COMMENCE IMPROVEMENTS AND THEN SUCH MATERIALS SHALL BE PLACED WITHIN THE PROPERTY LINES OF THE LOT OR PARCEL OF LAND UPON WHICH IMPROVEMENTS ARE TO BE ERECTED, AND SHALL NOT BE PLACED IN THE STREET. NO STUMPS, TREES, UNDERBRUSH OR ANY REFUSE OF ANY KIND, OR SCRAP METAL FROM THE IMPROVEMENTS BEING ERECTED ON ANY LOT SHALL BE PLACED ON ANY ADJOINING LOTS, STREET OR EASEMENTS. ALL SUCH MATERIALS, IF NOT DISPOSED OF IMMEDIATELY, MUST REMAIN ON THE PROPERTY UPON WHICH CONSTRUCTION WORK IS IN PROGRESS, AND AT THE COMPLETION OF SUCH IMPROVEMENTS, SUCH MATERIALS MUST BE IMMEDIATELY REMOVED FROM THE PROPERTY.

13. GARBAGE CANS: NO GARBAGE CAN OR REFUSE CONTAINERS SHALL BE PLACED OR PERMITTED TO REMAIN AT THE FRONT OF A DWELLING EITHER WITHIN THE STREET OR UPON THE LOT EXCEPT UPON THOSE DAYS SCHEDULED FOR GARBAGE AND REFUSE COLLECTION BY A PUBLIC AGENCY OR A PRIVATELY CONTRACTED COLLECTOR.

14. EASEMENTS: THE USE OF EASEMENTS AS SHOWN ON THE RECORDED PLAT ARE GRANTED TO KERR COUNTY, TO THE PUBLIC AND TO UTILITY COMPANIES AS SET FORTH ON SAID PLAT FOR THE PURPOSES OF ROADS, DRAINAGE, WATER, ELECTRICAL AND TELEPHONE LINES AND CONDUITS. IN THE EVENT THAT NO EASEMENTS ARE SHOWN ON SAID RECORDED PLAT, THEN 10 FEET IN FRONT OF THE SURVEYED LOT LINE ACROSS THE FRONT OF EACH AND EVERY LOT IS RESERVED AND HEREBY DEDICATED FOR UTILITY PURPOSES. NO STRUCTURE SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES OR WHICH MAY CHANGE THE DIRECTION OF FLOW OF WATER THROUGH DRAINAGE CHANNELS IN THE EASEMENTS. THE EASEMENT AREA OF EACH LOT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT WHERE THE COUNTY OR PUBLIC AUTHORITY OR UTILITY COMPANIES HAVE AGREED TO ASSUME RESPONSIBILITY.

IN THE EVENT ANY ONE OR MORE OF THESE COVENANTS, RESERVATIONS OR RESTRICTIONS SHALL BECOME OR BE HELD INVALID BY REASON OF ABANDONMENT, WAIVER OR JUDICIAL DECISION, SAME SHALL IN NO WAY AFFECT OR IMPAIR THE VALIDITY OF THE OTHER COVENANTS, AGREEMENTS, RESERVATIONS OR RESTRICTIONS HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

STATE OF TEXAS

COUNTY OF KERR

This instrument was acknowledged before me on the 25th day of May, 1985, by

- Woodrow L. West 729 Rim Rock Rd. 4
- Jesse L. West 729 Rim Rock Rd. 4
- Ray C. Vandland 108 Hidden Hollow 4
- Edwin D. Ogden 1009 MONROE DR 4
- David H. Newby 711 RIM ROCK RD 4
- David A. Duffie 1105 Monroe Dr 4
- W. B. ... 5125 Pine Rock 4
- Scott H. ... 805 Rim Rock 4
- W. F. D. ... 510 Rim Rock 3
- James F. ... 701 Rim Rock 4
- James F. ... 701 Rim Rock 4
- Walter ... 340 SECRET VICTORY 4
- Towney T. Blake 309 Rim Rock Ridge 3
- Matthew B. Blake 309 Rim Rock Ridge 3
- Maria ... 1105 Monroe Dr 4
- J.R. Richardson 1105 Monroe Dr 4
- H.R. ... 1110 ... 4
- Mrs. ... 324 Rock Ridge 4
- M. ... 1009 Monroe Rd 4
- Walter B. Hill 1101 Monroe Dr 4
- Alvin ... 1112 Monroe Dr 4
- Alfred ... 802 Rim Rock Road 4
- Patricia ... 1112 Monroe Drive 4

Joseph W. Arnold
Notary Public, Kerr County, Texas

My Commission Expires: 2/29/88

Joseph W. Arnold
Sealed or printed name of Notary Public



STATE OF TEXAS

COUNTY OF KERR

This instrument was acknowledged before me on the 25th day

of May, 1985, by

Carol E. Pyle 215 - Oak Lane

[Multiple blank horizontal lines for text entry]

Joseph W. Grand
Notary Public, Kerr County, Texas

My Commission Expires 8/29/89

Joseph W. Grand
Signature or printed name of Notary Public



NAME:

ADDRESS:

VOL. 332 PAGE 577

Wendell L. Mast	727 Rimrock Road	4
Edna R. Mast	727 Rimrock Road	4
Gov. E. Coulthard	108 Nidden Hollow	4
Dean J. Heninger	711 Rim Rock Rd	4
Glen O. Poplin	1008 Monroe Dr	4
David A. Griffin	1105 Monroe Dr	4
C. H. Burleson	805 Rimrock Rd	4
Dorothy C. Burleson	805 Rimrock Rd	4
Robert F. Dunn	810 Rimrock Rd	4
Travis Fletcher	701 Rimrock Rd	4
Travis Fletcher	701 Rimrock Rd	4
Walter Z. Conner	350 Secret Valley	5
Tommy T. Blake	309 Rock Ridge	3
Florence B. Blake	309 Rock Ridge	3
Maria V. Griffin	1105 Monroe Dr	2
TR Richardson	1105 Monroe Dr	2
K. P. Smith	1110 Monroe Dr.	2
Mrs. Fambars Malak	324 Rock Ridge	4
Mrs. Margaret Pollin	1008 Monroe Drive	4
CHAS. B. HILL	1101 MONROE DR	2
John S. Hutchins	1112 Monroe Dr	2
Jeffrey V. Conrad	802 RIM ROCK ROAD	4
Patricia A. Hutchins	1112 Monroe Drive	2
Gov. E. Dyle	215 OAK Lane	1

STATE OF TEXAS

COUNTY OF KERR

This instrument was acknowledged before me on the 22 day of JUNE, 1985, by

David E. Brown 828 Anthony Dr
Virginia Brown 828 Anthony Dr.
Walter H. Haggard 307 Oak Drive
Mary S. Hanna 214
John E. Wood 205 Tabasco
Paul Marie White 205 Tabasco

Joseph W. Arnold
 Notary Public, Kerr County, Texas
 My Commission Expires: 9-29-88
Joseph W. Arnold
 Stated or printed name of Notary Public



(Signature)

NAME:

ADDRESS: VOL. 332 PAGE 579

DAVID W EVANS

928 SOUTHWAY, KERRVILLE

VIRGINIA EVANS

829 SOUTHWAY

HARRY A CLAYPOOL

207 OAK LANE "

MARY E HANNA

214 OAK LANE 91

CARRISLE E WELCH

205 LAKE WAY "

L. MARIE WELCH

205 LAKE WAY

STATE OF TEXAS I

COUNTY OF KERR I

This instrument was acknowledged before me on the 15 day

of June, 1985, by

Subdivision

- Richard M. Lunden, 1100 Monroe Dr.
- Shelita Lunden, 1100 Monroe Dr.
- Rev. C. Grant, 1000 Monroe Dr.
- Harold H. Whelan, 1001 Monroe Dr.
- Angela W. Morrison, 216 Sabway
- Margaret S. Morrison, 216 Sabway
- Ruth M. Thorne, 327 Rock Ridge Rd
- W. J. Anderson, 343 Rock Ridge Rd
- J. J. Anderson, 343 Rock Ridge Rd
- Shelita Lunden, 711 Rock Ridge Rd
- David M. Moseley, 1004 Monroe

Glenn O. Poplin
Notary Public, Kerr County, Texas

My Commission Expires 11-22-89

GLENN O. POPLIN
Signature or printed name of Notary Public



NAME:

ADDRESS:

RICHARD A. SAUNDERS	1105 MONROE DR	✓
PAULETTE SAUNDERS	1100 MONROE DR	✓
REX C. BRAND	1000 MONROE DR	✓
HAROLD G. WAALEN	1001 MONROE DR	✓
RUTH M. THORNE	327 ROCK RIDGE RD	✓
G.W. GUNDERSON	343 ROCK RIDGE Rd	✓
J. Gunderson	343 Rock Ridge Rd	✓
TAYLOR W. MOORMAN	216 LAKEWAY	✓
MARGARET S. MOORMAN	216 LAKEWAY	✓
HELEN M. MENIGER	711 RIM ROCK RD	✓
EDWARD H. JAKOVICH	1003 MONROE	✓
David Mosec	1004 MONROE	✓



STATE OF TEXAS I

VOL 332 PAGE 582

COUNTY OF KERR I

This instrument was acknowledged before me on the 15 day of JUNE, 1985, by _____

Subdivision

Jim B. Halverson 300 EARL DR 31

James W. Smith 301 Sunset Valley Dr 30

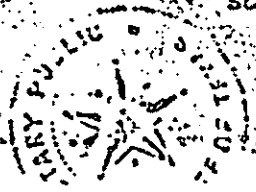
Alan K. Baker 341 Secret Valley Drive 50

Barbara L. Lovett 696 Limrock (Don't at 82 LEE ST) 41

Wm. W. Cantz 696 LIM ROCK (Don't at 82 LEE ST) 41

Cliff A. Brown 1102 ... Dr 41

Fred C. Arto
 Notary Public, Kerr County, Texas
 My Commission Expires: 9-1-88
 FRED C. ARTO
 Stamp or printed name of Notary Public



1 JUNE, 1955

NAME:

ADDRESS:

VOL. 332 PAGE 583

JOE R. HEWITT

3001 ...

3

Joseph W. Arnold

301 COURT VALLEY DR

3

ALAN K. BAIRD

311 ...

5

BARBARA LOWENTHAL

826 LEE ST. (696 RIM ROCK)

6

ERIC LOWENTHAL

826 LEE ST. (696 RIM ROCK)

4

CLYDE A. GROSS

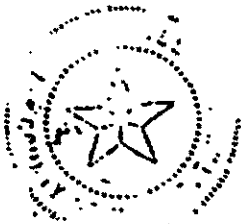
1102 ...

2

PROPERTY OWNER: CLINTON A. DAVIS
ADDRESS: 9041 LARSTON
HOUSTON, TEXAS

STATE OF Texas
COUNTY OF Harris

This instrument was acknowledged before me on the 11 day
of June, 1985 by Clinton A. Davis



Debra A. Davis
Notary Public, State of TEXAS
My Commission Expires: August 31, 1988
Debra A. Davis
Stamped or printed name of Notary Public

MARK J. & SHARON K. BIGOTT

PROPERTY OWNER: Mark J. Bigott Sharon K. Bigott
ADDRESS: 17320 W. N. Kesselb. Ln. Houston
Texas 77058

STATE OF Texas
COUNTY OF Harris

This instrument was acknowledged before me on the 11 day
of June, 1985 by Mark J. Bigott & Sharon K.

GLEN OAKS
SUBDIVISION
No. 1

Marie C. Davis
Notary Public, State of Texas
My Commission Expires: 7/31/88
Marie C. Davis
Stamped or printed name of Notary Public

PROPERTY OWNER: GEORGE F. BARLE; MARIAN L. BARLE
ADDRESS: 203 LAKEWAY, KERRVILLE, TX 78028

VOL. 332 PAGE 585

STATE OF TEXAS 1
COUNTY OF FAIR 1

This instrument was acknowledged before me on the 19th day
of JUNE, 1985 by George F. Barle
Marian L. Barle

W. A. Phillips
Notary Public, State of

My Commission Expires: 11-22-89
W. A. Phillips
Signed or printed name of Notary Public



J. K. EDMONDS

PROPERTY OWNER: J. K. Edmonds
ADDRESS: 300 Childress St.
Rockdale Tx 76567

STATE OF Texas 1
COUNTY OF Winn 1

This instrument was acknowledged before me on the 3rd day
of June, 1985 by Jerry K. Edmonds



W. A. Phillips
Notary Public, State of

My Commission Expires: 11-22-89
W. A. Phillips
Signed or printed name of Notary Public

JOHN W. ABBOTT

VOL. 332 PAGE 586

PROPERTY OWNER:

ADDRESS:

John W. Abbott
P.O. Box 13610

Houston, Texas 77214

STATE OF

TEXAS

COUNTY OF

HARRIS

This instrument was acknowledged before me on the 10th day
of JUNE, 1985 by JOHN W. ABBOTT

Shirley H. Thomas
Notary Public, State of

My Commission Expires: 2/25/87

Shirley H. Thomas
Stamped or printed name of Notary Public

THOMAS L. HARDEE - ANN K. HARDEE

PROPERTY OWNER:

ADDRESS:

Thomas L. Hardee & Ann K. Hardee

210 Valley View
Kennville, Ky. 40025

STATE OF

Ky

COUNTY OF

Kee

This instrument was acknowledged before me on the _____ day
of _____, 1985 by _____



Notary Public, State of

My Commission Expires: _____

Stamped or printed name of Notary Public

BRUCE A. NAROWETZ
UNA. M. NAROWETZ

PROPERTY OWNER:

Bruce A. Narowetz Una M. Narowetz

ADDRESS:

927 Box 145 Pecos TX. 79102

STATE OF Texas I

COUNTY OF Van I

This instrument was acknowledged before me on the 17th day

of May, 1985 by BRUCE A. NAROWETZ
UNA. M. NAROWETZ

[Signature]
Notary Public, State of

My Commission Expires: _____

Signed or printed name of Notary Public



10 . . .

GLEN OTTIS
SUBDIVISION

VOL. 332 PAGE 588

NO 2

TAYLOR H. & GLORIA F. WAGNER

PROPERTY OWNER: Taylor H. Wagner, Gloria F. Wagner
ADDRESS: 520 Southway Dr
Kerrville, Tex

STATE OF TEXAS 1
COUNTY OF KERR 1

This instrument was acknowledged before me on the 10 day
of JUNE, 1985 by Taylor H. Wagner and
GLORIA F. WAGNER



Marie T. Peterson
Notary Public, State of TEXAS

My Commission Expires: Jan 31, 1989

MARIE T. PETERSON
Stamp or printed name of Notary Public

DONALD J. PRIOR, M.D.

PROPERTY OWNER: Donald J. Prior, M.D.
ADDRESS: 1006 Mineral Drive
Kerrville, Texas 78643

STATE OF TEXAS 1
COUNTY OF KERR 1

This instrument was acknowledged before me on the 10th day
of JUNE, 1985 by Donald J. Prior, M.D.

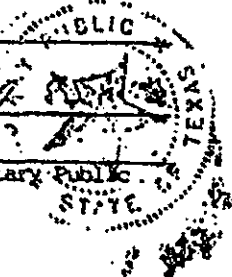


Elaine Cowser
Notary Public, State of TEXAS
My Commission Expires: Jan 31, 1989
EELINE COWSER
Stamp or printed name of Notary Public

PROPERTY OWNER: Mr. & Mrs W O Wlad
ADDRESS: 7007 Forest Crest N.
San Antonio TX 78240

STATE OF Texas I
COUNTY OF Bexar I

This instrument was acknowledged before me on the 6th day
of June, 1985 by Wm O Wlad
Ruth R Wlad

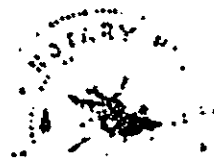
Betty Jenkins
Notary Public, State of Texas
My Commission Expires: 5-27-85
Notary Public, State of Texas
Stamp or printed name of Notary Public


CHRISTINE A. WEATHERBY 22

PROPERTY OWNER: Christine A Weatherby
ADDRESS: P.O. Box 168
Acornville TX 78009-0168

STATE OF Texas
COUNTY OF Bexar

This instrument was acknowledged before me on the 7 day
of June, 1985 by Christine A Weatherby



Betty Jenkins
Notary Public, State of Texas
My Commission Expires: 5-27-85
Betty Jenkins
Stamp or printed name of Notary Public

PROPERTY OWNER: [Handwritten Name]

ADDRESS: [Handwritten Address]

STATE OF TEXAS 1

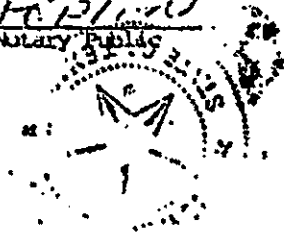
COUNTY OF LENN 1

This instrument was acknowledged before me on the 17th day of MAY, 1985 by [Handwritten Name]

[Handwritten Signature]
Notary Public, State of

My Commission Expires: 1-22-89

[Handwritten Name]
Signed or printed name of Notary Public



2

PROPERTY OWNER: [Handwritten Name]

ADDRESS: [Handwritten Address]

STATE OF TEXAS 1

COUNTY OF LENN 1

This instrument was acknowledged before me on the _____ day of _____, 1985 by _____

[Handwritten Signature]
Notary Public, State of

My Commission Expires: [Handwritten Date]

[Handwritten Name]
Signed or printed name of Notary Public



PROPERTY OWNER: DAVID A. CRITCHEL
ADDRESS: 105 W. 4th St
Corpus Christi, Texas 78401

STATE OF TEXAS I
COUNTY OF KEAR I

This instrument was acknowledged before me on the 25th day
of MAY, 1985 by David A. Critchel.

Shirley C. Robinson
Notary Public, State of

My Commission Expires: 4-22-89
Shirley C. Robinson
Stamp and printed name of Notary Public



PROPERTY OWNER: MARCEL + ELENA ETRING
ADDRESS: 1002 Monroe
Corpus Christi, Texas 78401

STATE OF TEXAS I
COUNTY OF KEAR I

This instrument was acknowledged before me on the 14th day
of June, 1985 by Marcel Etring

Shirley C. Robinson
Notary Public, State of

My Commission Expires: 4-22-89
Shirley C. Robinson
Stamp and printed name of Notary Public



PROPERTY OWNER: DOUGLAS H. WHEELER
ADDRESS: 809 PEGGY, DEER PARK, TX 77536
GLEN OAKS 2 Lots 19, 20, 21

STATE OF TEXAS I
COUNTY OF KERR I

This instrument was acknowledged before me on the 13th day
of June, 1985 by Douglas H. Wheeler

Steven C. Perrin
Notary Public, State of

My Commission Expires: 4-22-89

STEVEN C. PERRIN
Stamped or printed name of Notary Public



PROPERTY OWNER: James F. Perkowski
ADDRESS: 1002 Monroe Dr
Kerrville, Tx 78028

STATE OF TEXAS I
COUNTY OF KERR I

This instrument was acknowledged before me on the 19 day
of June, 1985 by James F. Perkowski

Steven C. Perrin
Notary Public, State of

My Commission Expires: 4-22-89

STEVEN C. PERRIN
Stamped or printed name of Notary Public



2

PROPERTY OWNER: MARIA MEETSCH

ADDRESS: 1157 Monroe Drive
Keokville, Texas 78038

STATE OF TEXAS I

COUNTY OF KERR I

This instrument was acknowledged before me on the 5th day
of MAY, 1985 by Maria Meetsch

Glenn O. Parlin
Notary Public, State of

My Commission Expires: 4-22-89

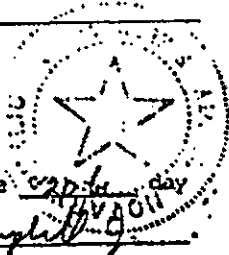
GLENN O. PARLIN
Stamped or printed name of Notary Public



6.

PROPERTY OWNER: Keith W. Lamb
ADDRESS: 709 Southway Dr Kerrville TX

STATE OF TEXAS I
COUNTY OF KERR I



This instrument was acknowledged before me on the 20th day
of May, 1985 by Ted Camenell

**GLEN OAKS
SUBDIVISION
No 3**

Notary Public, State of TEXAS
My Commission Expires: 8/14/88
Ted Camenell Jr
Stated or printed name of Notary Public

PROPERTY OWNER: Mrs. Richard Fedash
ADDRESS: 515 Westway
Kerrville, TX 78643

STATE OF TX. I
COUNTY OF KERR I

This instrument was acknowledged before me on the 20th day
of MAY, 1985 by Richard Fedash

Juanita Fay Einfeld
Notary Public, State of
My Commission Expires: 9-19-88

Stated or printed name of Notary Public

9-19-88

(Page 1)

CHARLES MEANS
MAUNING MEANS

PROPERTY OWNER: Charles & Maunine Means
ADDRESS: 305 Kees Road
Kenner TX 75023

STATE OF Texas 1
COUNTY OF Tarrant 1

This instrument was acknowledged before me on the 20th day
of May, 1985 by Charles Means.



Bernice Petty
Notary Public, State of Texas
My Commission Expires: 10/6/86
Bernice Petty
Stated or printed name of Notary Public

VIRGINIA M. SEYFERLICH

PROPERTY OWNER: Virginia M. Seyferlich
ADDRESS: 217 Westway
Denver CO 80202

STATE OF Colorado 1
COUNTY OF Denver 1

This instrument was acknowledged before me on the 20th day
of May, 1985 by Virginia M. Seyferlich.



Bernice Petty
Notary Public, State of Texas
My Commission Expires: 10/6/86
Bernice Petty
Stated or printed name of Notary Public

(10002)

JAMES MORAV

3

PROPERTY OWNER: James Morav

ADDRESS: 305 Rock Ridge Rd.
Kennewick, Wash 98028

STATE OF Wash I

COUNTY OF Ken I

This instrument was acknowledged before me on the 23rd day

of May, 1985 by James Morav.



Carol B. Mangel
Notary Public, State of Wash

My Commission Expires: 8-16-88

CAROL B. MANGEL

Stamped by printed name of Notary Public
By Carol B. Mangel

SIDNEY A. JOYNER

3

PROPERTY OWNER: Sidney A. Joyner

ADDRESS: 807 Southway
Kennewick, Wash

STATE OF Wash I

COUNTY OF Ken I

This instrument was acknowledged before me on the 22nd day

of May, 1985 by Sidney A. Joyner.



Alice Helber
Notary Public, State of Wash

My Commission Expires: 11/12/85

Stamped by printed name of Notary Public

11 14 88

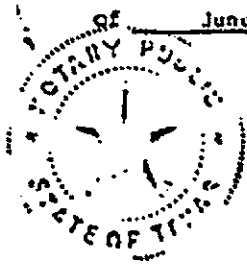
1 P 17

4 Lots 1220003
4 Lots 1220004

PROPERTY OWNER: Norma G. Fredenburg Richard A. Fredenburg
ADDRESS: Norma G. Fredenburg Richard A. Fredenburg
313 West Way Drive
Kerrville, Texas 78028

STATE OF Texas I
COUNTY OF Kerr I

This instrument was acknowledged before me on the 25th day
of June, 1985 by Norma G. Fredenburg and Richard A. Fredenburg



Beau Hopkins
Notary Public, State of

My Commission Expires: 8-24-1987

MADE PUBLIC
Stamped or printed name of Notary Public
Beau Hopkins 8-24-1987

**GLEN OAKS
SUBDIVISION**

No 4

PROPERTY OWNER: HENRY G. FOOTE III
ADDRESS: BOX 2206 RFD, LONG GROVE, IL. 60047

STATE OF ILLINOIS I
COUNTY OF KANE I

This instrument was acknowledged before me on the 25th day
of MAY, 1985 Lois A. Puls



Lois A. Puls
Notary Public, State of Illinois

My Commission Expires: 4-30-88

LOIS A. PULS
Stamped or printed name of Notary Public

PROPERTY OWNER: Eric and Susan M. Youngblood
ADDRESS: 574 West Loop East
Fort Worth Texas 76102

STATE OF TEXAS I Eric Youngblood
COUNTY OF KERR I Susan Youngblood

This instrument was acknowledged before me on the 22nd day
of May, 1985 by Eric Youngblood and Susan Youngblood

Therese Hopkins
Notary Public, State of Texas
My Commission Expires: 11-1-85
Stamp and printed name of Notary Public

2-19-1984

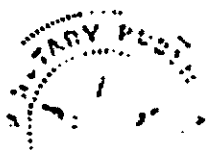
4
4

PROPERTY OWNER: ERRA M SMITH & Gae M Smith
ADDRESS: 710 RIMROCK RD
KERRVILLE, TX 78028

STATE OF Texas I
COUNTY OF Kerr I

This instrument was acknowledged before me on the 15th day
of May, 1985 by Gae M Smith

Therese Hopkins
Notary Public, State of Texas
My Commission Expires: 2-14-88
Stamp and printed name of Notary Public



EVERETT M. McINTOSH

PROPERTY OWNER: Everett McIntosh

ADDRESS: 1806 Sandy Lane
Mcquitty, Texas - 75749

STATE OF Texas
COUNTY OF Dallas

This instrument was acknowledged before me on the 7 day
of June, 1985 by Kim Steelhead McIntosh

Kim Steelhead
Notary Public, State of Texas
My Commission Expires: 4-15-89
KIM STEELHEAD
Stamped or printed name of Notary Public

JIM P. LEACH

PROPERTY OWNER: Jim P. Leach

ADDRESS: Box 2124
Lawrence, TX 78048

STATE OF Texas
COUNTY OF Dallas

This instrument was acknowledged before me on the 30th day
of June, 1985 by DALE GAGE

Dale Gage
Notary Public, State of Texas
My Commission Expires: 9-29-83
DALE GAGE
Stamped or printed name of Notary Public

(Rec 3)

MODIFICATION OF RESTRICTIONS FOR GLEN OAKS ESTATES, KERR COUNTY, TEXAS.

VOL: 332 PAGE 600

PROPERTY OWNER: Arnon E. and wife Juanita D. Cloninger
ADDRESS: 2210 Oak Hill Drive,
Arlinton, Texas 76011

STATE OF Texas I
COUNTY OF Tarrant I

This instrument was acknowledged before me on the
of June, 1985 by Arnon E. Cloninger
and Juanita D. Cloninger

Jeanette Peppers
Notary Public, State of Texas
My Commission Expires: 11.6.88
Jeanette Peppers, Notary Public
Tarrant County, Texas
Stamped or printed name of Notary Public

PROPERTY OWNER: NEIL WILLIAMSON
ADDRESS: 338 ROCK RIDGE ROAD
KIRKVILLE, TEXAS 75088

STATE OF I
COUNTY OF I

This instrument was acknowledged before me on the 28th day
of May, 1985 by Neil Williamson
Neil Williamson

Laramie N. Mathison
Notary Public, State of Texas
My Commission Expires: 6/6/85
Laramie N. Mathison
Stamped or printed name of Notary Public

(Page 2)

DEAN R. WHITE

VOL. 332 PAGE 601

PROPERTY OWNER:

ADDRESS:

Dean R. White
813 Elm Rock, 78028
Fort Worth, TX

STATE OF TEXAS I

COUNTY OF Ft. Worth I

This instrument was acknowledged before me on the 12 day
of JUNE, 1985 by DEAN R. WHITE.



Marie T. Peterson
Notary Public, State of

My Commission Expires: Jan 31, 1989

MARIE T. PETERSON
Stamped or printed name of Notary Public

95

C.D.N.C.I

WILLETIA M. WILHELM

VOL. 332 PAGE 602

PROPERTY OWNER: Willetta M. Wilhelm

ADDRESS: 351 Secret Valley

Kerrville, Texas 78028

STATE OF Texas I

COUNTY OF Kerr I

This instrument was acknowledged before me on the 31st day
of May, 1985 by Willetta Wilhelm.

Virginia Leal
Notary Public, State of

My Commission Expires: 5-2-88

Virginia Leal
Stamp or printed name of Notary Public

GLEN OAKS
SUBDIVISION

No 5



PROPERTY OWNER: STEVEN S. MONROE

ADDRESS: 342 SECRET VALLEY

KERRVILLE, TEXAS 78028

STATE OF Texas I

COUNTY OF Kerr I

This instrument was acknowledged before me on the 30th day
of May, 1985 by Steven S. Monroe

John H. Logg
Notary Public, State of

My Commission Expires: _____

Notary Public, State of Texas
Stamp or printed name of Notary Public



(Page 1)

JOAN KISIDA & LOUIS KISIDA

55

PROPERTY OWNER: Joan Kisida & Louis Kisida
ADDRESS: 170 Fairview Rd. Kishwaukee, Illinois 60141

STATE OF Illinois
COUNTY OF Kane

This instrument was acknowledged before me on the 30 day
of May, 1985 by Joan Kisida

Linda Andrews Lee
NOTARY PUBLIC, STATE OF Illinois

My Commission Expires: 2-14-88
LINDA ANDREWS LEE

State of Illinois
Signed and printed name of Notary Public

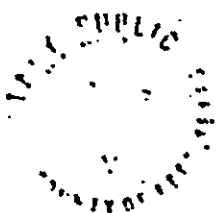


BESSIE M. SWINNEY

PROPERTY OWNER: Bessie M. Swinney
ADDRESS: 311 West Valley
Kerrville TX 78028

STATE OF Texas I
COUNTY OF Kerr I

This instrument was acknowledged before me on the 29 day
of May, 1985 by Bessie M. Swinney.



Alice Halpin
Notary Public, State of Texas
My Commission Expires: _____

Stamp or printed name of Notary Public

10-19-88.

ANDREW W. & ESTHER M. HALPIN

PROPERTY OWNER: Andrew W. & Esther M. Halpin
ADDRESS: 657 N. G. Street
Waco, Tex. 76784

33
55.

STATE OF Texas I
COUNTY OF Waco I

This instrument was acknowledged before me on the 25 day
of May, 1985 by Andrew W. & Esther M. Halpin

Alice Halpin
Notary Public, State of Texas
My Commission Expires: _____
Stamp or printed name of Notary Public

OF
RESTRICTIONS FOR
GLEN OAKS ESTATES
KERR COUNTY, TEXAS

01629

VOL. 364 PAGE 321

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSTATED PROPERTY OWNERS WITHIN THE BOUNDARIES OF THE GLEN OAKS ESTATES (FORMALLY KNOWN AS GLEN OAKS SUBDIVISIONS 1, 2, 3, 4 & 5) DESIRE TO MODIFY AND REPUBLISH COVENANTS, CONDITIONS AND RESTRICTIONS OF THE INSTRUMENTS HERETOFORE DESIGNATED AS RESTRICTIONS FOR GLEN OAKS SUBDIVISIONS NO. 1, 2, 3, 4 & 5.

THE AFOREMENTIONED RESTRICTIONS ARE FILED OF RECORD IN VOL 130, PAGE 622 FOR GLEN OAKS SUBDIVISION 1; VOL 206, PAGE 311 FOR GLEN OAKS SUBDIVISION 2 AND IN VOL 194, PAGE 279 FOR GLEN OAKS SUBDIVISIONS NO. 3, 4 AND 5 OF THE KERR COUNTY DEED RECORDS.

ALL RESTRICTIONS AND MODIFICATIONS SHALL APPLY TO ALL OF THE TRACTS OF LAND IN THE GLEN OAKS ESTATES (FORMALLY KNOWN AS GLEN OAKS SUBDIVISIONS 1, 2, 3, 4 & 5) A PLAT OF SAID SUBDIVISIONS HAVE BEEN HERETOFORE FILED OF RECORD IN THE PLAT RECORDS OF KERR COUNTY, TEXAS AS FOLLOWS:

SUBDIVISION ONE.....VOL. 130, PAGE 623
- SUBDIVISION TWO.....VOL. 4 PAGE 87
SUBDIVISION THREE.....VOL. 3 PAGE 39
SUBDIVISION FOUR.....VOL. 3 PAGE 45
SUBDIVISION FIVE.....VOL. 3 PAGE 66

ALL RESTRICTIONS AND MODIFICATIONS, AS HEREIN ADOPTED, SHALL BE IN EFFECT FROM DATE OF FILING IRRESPECTIVE OF ANY ALLEGED PREVIOUS RESTRICTION VIOLATIONS.

COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTEES AND ALL PERSONS ACQUIRING TITLE UNDER THEM UNTIL JANUARY 1, 2001, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AND UNTIL BY DULY RECORDED INSTRUMENTS, SIGNED BY A MAJORITY OF THE PROPERTY OWNERS IN SAID SUBDIVISIONS, IT IS AGREED TO CHANGE SAID COVENANTS, CONDITIONS AND RESTRICTIONS, IN WHOLE OR IN PART.

IF GRANTEES OR ANY OF THEIR RESPECTIVE HEIRS, SUCCESSORS 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 OF THE REAL PROPERTY SITUATED IN THE ABOVE REFERRED GLEN OAKS ESTATES, TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY 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, ALL OF WHICH REMEDIES ARE TO BE CUMULATIVE.

1. LAND USE THE ABOVE DESCRIBED PROPERTY HEREIN CONVEYED SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY; SAID PROPERTY SHALL NOT BE USED FOR BUSINESS PURPOSES OF ANY CHARACTER, NOR HAVE ANY COMMERCIAL OR MANUFACTURING PURPOSE, THE TERM "RESIDENTIAL PURPOSES" SHALL MEAN SINGLE FAMILY DWELLINGS CONSTRUCTED ON THE PROPERTY SITE. NO MORE THAN ONE DWELLING SHALL BE CONSTRUCTED ON ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND LOCATED IN ANY OF THE GLEN OAKS ESTATES.

2. GLEN OAKS ESTATES BUILDING BOARD A THREE MEMBER BUILDING BOARD SHALL BE ELECTED BY THE COMMUNITY ACTION GROUP AND SERVE AS THEIR REPRESENTATIVES TO PROVIDE AUTHORITY AND ENFORCEMENT OF CERTAIN RESTRICTIONS AND COVENANTS CONCERNING BUILDING CONSTRUCTION AND LAND USAGE WITHIN THE GLEN OAKS ESTATES SUBDIVISIONS.

THE BUILDING BOARD MEMBERS SHALL CONSIST OF PROPERTY OWNERS IN RESIDENCE IN ONE OR MORE OF THE AFOREMENTIONED SUBDIVISIONS OF THE GLEN OAKS ESTATES. THE COMMUNITY ACTION GROUP WILL APPOINT OR REPLACE BUILDING BOARD MEMBERS AS NECESSARY OR WHEN APPROPRIATE TO DO SO. PERSONS WISHING TO CONTACT THE GLEN OAKS ESTATES BUILDING BOARD MAY DO SO BY WRITING TO "COMMUNITY ACTION GROUP P.O. BOX 124 KERRVILLE, TEXAS".

3. APPROVAL OF CONSTRUCTION PLANS, SEPTIC SYSTEMS AND OUT-BUILDINGS PRIOR TO THE START OF CONSTRUCTION OF ANY DWELLING, OR SUBSEQUENT ADDITIONS OR MODIFICATIONS TO AN EXISTING DWELLING, ON ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES, THE BUILDING PLANS OF SUCH DWELLING OR ANY ADDITIONS OR MODIFICATIONS TO EXISTING DWELLINGS, ACCOMPANIED BY THE SUBDIVISION PLAT OF SUCH DWELLING, MUST FIRST BE SUBMITTED TO THE GLEN OAKS ESTATES BUILDING BOARD FOR APPROVAL.

DWELLING CONSTRUCTION PLANS MUST ALSO BE ACCOMPANIED BY A CERTIFIED APPROVAL FROM THE UGRA, OR THE ACTING AUTHORITY FOR WASTE WATER DISPOSAL, FOR THE COMPLETE

SEPTIC SYSTEM TO BE USED FOR SAID DWELLING.

VOL. 364 PAGE 322

PLANS FOR THE CONSTRUCTION OF ANY OUT-BUILDINGS LARGER THAN 100 SQUARE FEET IN FLOOR SPACE MUST BE APPROVED BY THE BUILDING BOARD BEFORE ANY CONSTRUCTION IS STARTED.

A WRITTEN NOTICE, REFLECTING THE APPROVAL OR DISAPPROVAL OF THE SUBMITTED BUILDING PLANS AND SEPTIC SYSTEM WILL BE EITHER MAILED OR DELIVERED TO THE PROPERTY OWNER BY THE BUILDING BOARD WITHIN 10 DAYS AFTER RECEIPT OF THE DWELLING AND/OR OUT-BUILDING PLAN AND PLAN.

4. DWELLING SIZE, BUILDING SET-BACK AND EXTERIOR MATERIAL : NO DWELLING SHALL BE CONSTRUCTED ON ANY PLATTED LOT, TRACT OR PART, OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES SUBDIVISIONS WHICH CONTAINS LESS THAN 1500 SQUARE FEET OF LIVING AREA. THE LIVING AREA SHALL BE EXCLUSIVE OF OPEN PORCHES, TERRACES, PATIOS, DRIVEWAYS, CARPORTS AND GARAGES.

THE MINIMUM DEPTH OF SET-BACK FOR DWELLINGS IN THE GLEN OAKS ESTATES SUBDIVISIONS 2, 3, 4 & 5, IS 50 FEET AS MEASURED FROM THE SURVEYED LINE FRONTING EACH PLATTED LOT, TRACT, PART OR PARCEL OF LAND. THE MINIMUM DEPTH OF SET-BACK FOR DWELLINGS IN GLEN OAKS ESTATES SUBDIVISION 1, IS 100 FEET AS MEASURED FROM THE CENTER LINE OF THE EXISTING ROAD FRONTING THE OWNERS PROPERTY.

ALL DWELLINGS (INCLUDING ALL ADDITIONS AND MODIFICATIONS SUBSEQUENTLY MADE TO ANY DWELLING) CONSTRUCTED ON ANY PLATTED LOT, OR TRACT, OR PART, OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES MUST HAVE NOT LESS THAN 50% OF THE EXTERIOR WALLS COVERED BY BRICK, MASONRY (MASONRY IS NOT TO BE CONSTRUED AS INCLUDING PAINTED OR ENAMELED CONCRETE BLOCKS OR COMMON CLAY TILES), AUSTIN STONE, OR SIMILAR MATERIAL. NO ASBESTOS SHINGLE SIDING SHALL BE PERMITTED AS AN EXTERIOR SIDING ON ANY DWELLING.

ALL CONSTRUCTION UPON RESIDENTIAL LOTS SHALL BE COMPLETED WITHIN A REASONABLE PERIOD OF TIME, NOT TO EXCEED ONE YEAR. DWELLINGS SHALL BE CONSTRUCTED ON THE LOT SO AS TO FRONT UPON THE STREET WHICH SUCH LOTS FACE AND NO IMPROVEMENTS, INCLUDING ANY BUILDING OR PART THEREOF SHALL EXTEND BEYOND THE MINIMUM SET-BACK LINE AT THE FRONT OR SIDE OF THE LOT.

DEFINITIONS DEFINED

DWELLING : MEANS A HOUSE FOR RESIDENTIAL PURPOSES CONTAINING ONE LIVING UNIT. A UNIT IS FOR A SINGLE FAMILY RESIDENCE.

5. RESUBDIVIDING : NO SUBDIVIDING OR RESUBDIVIDING OF ANY PLATTED LOT, OR TRACT, OR PART, OR PARCEL OF LAND LOCATED IN GLEN OAKS ESTATES SUBDIVISIONS WILL BE PERMITTED, THE ONLY EXCEPTION TO THE ABOVE APPLIES TO PROPERTY OWNERS WHO HAVE DEEDS SPECIFICALLY STATING THAT THEY MAY SUBDIVIDE OR RESUBDIVIDE, IN A PRESCRIBED MANNER, THEIR PLATTED LOT, TRACT, PART OR PARCEL OF LAND.

THE CONSTRUCTION PLANS FOR ANY DWELLING OR UNIT OR OTHER BUILDINGS FOR ANY RESUBDIVIDED LOTS OR TRACTS MUST MEET THE RESTRICTIONS OUTLINED IN SECTIONS 3 AND 4 OF THESE GLEN OAKS ESTATES RESTRICTIONS.

6. OTHER LAND USE : NO MOTOR HOME, TRAVEL TRAILER, MOBILE HOME, MODULAR HOME, HOUSE TRAILER, CAMPING TRAILER, CAMPER, CAMPER BODY, BOAT, TRUCK OR BUS BODY, BASEMENT (UNLESS PART OF A COMPLETE HOME), TENT, SHACK, GARAGE, BARN OR OTHER BUILDING SHALL AT ANY TIME BE USED AS LIVING QUARTERS OR AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

MOBILE HOME AND MODULAR HOME DEFINED :

".....ANY STRUCTURE TRANSPORTABLE IN ONE OR MORE SECTIONS ON EITHER A PERMANENT OR TEMPORARY CHASSIS OR OTHER CONVEYANCE DEVICE, WHICH IS EIGHT BODY FEET OR MORE IN WIDTH AND IS 32 BODY FEET OR MORE IN LENGTH AND WHICH IS MANUFACTURED AT A LOCATION OTHER THAN THE HOMESITE AND WHICH IS DESTINED TO BE CONNECTED TO THE REQUIRED UTILITIES AND INCLUDES THE PLUMBING, HEATING, AIR CONDITIONING AND ELECTRICAL SYSTEMS CONTAINED AS WELL AS ANY FURNITURE, APPLIANCES, DRAPES, CARPET, WALL COVERING, OR ANY OTHER ITEMS WHICH ARE ATTACHED TO OR ARE CONTAINED IN THE HOME AND WHICH ARE INCLUDED IN THE CASH PRICE AND SOLD IN CONJUNCTION WITH THE HOME. SUCH TERMS SHALL INCLUDE ALL MOBILE HOMES AND MODULAR HOMES WHICH SATISFY THE ABOVE DEFINITION."

7. OTHER STRUCTURES : NO STRUCTURE SHALL BE MOVED ONTO ANY PLATTED LOT,

TRACT, OR PART, OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES SUBDIVISIONS UNLESS IT SHALL CONFORM TO THE BUILDING RESTRICTIONS SPECIFICALLY MENTIONED IN SECTIONS 3 AND 4 CONTAINED IN THESE MODIFIED RESTRICTIONS.

8. TEMPORARY BUILDINGS: NO TEMPORARY BUILDINGS SHALL BE ERECTED OR MAINTAINED ON ANY LOT EXCEPT DURING ACTUAL CONSTRUCTION OF A DWELLING BEING ERECTED THEREON, AND THEN SUCH TEMPORARY BUILDINGS MUST BE ON THE LOT ON WHICH CONSTRUCTION IS IN PROGRESS AND NOT ON ADJOINING LOTS, STREET OR EASEMENT. NO SUCH TEMPORARY BUILDING SHALL BE USED FOR RESIDENTIAL PURPOSES DURING CONSTRUCTION. AT COMPLETION OF CONSTRUCTION, THE TEMPORARY BUILDING MUST BE REMOVED WITHIN 10 DAYS. AFTER THE COMPLETION OF THE DWELLING, IT WILL BE PERMISSIBLE TO ERECT A SMALL TOOL OR WOOD SHED, NO LARGER THAN 10 X 10 X 8 FEET AND WHICH WILL CONFORM WITH THE HARMONY OF THE SURROUNDING AND ADJACENT AREA.

9. ANIMALS: NO POULTRY OR LIVESTOCK, OTHER THAN HORSES, MAY BE KEPT ON ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES. DOGS, CATS OR OTHER DOMESTICATED HOUSEHOLD PETS MAY BE KEPT PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES. ANIMALS, ESPECIALLY DOGS AND CATS, MUST NOT BE PERMITTED TO ROAM UNATTENDED AT ANYTIME.

10. LEGAL AND NOXIOUS USE: NO PREMISES OR ANY PART THEREOF SHALL BE USED FOR ILLEGAL OR IMMORAL PURPOSES. NOTHING SHALL BE DONE ON ANY PREMISE THAT MAY BE OR BECOME OBNOXIOUS OR DANGEROUS TO THE OCCUPANTS OR OWNERS OF ANY OTHER PREMISES BY REASON OF FIRE, SMOKE, ODOR, NOISE, FUMES, VAPORS, CLARE OR UNSIGHTLINESS.

11. DUMPING AND PROPERTY MAINTENANCE: NO PREMISES SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE MATERIALS. LOTS AND PREMISES MUST BE MAINTAINED TO CONFORM TO SURROUNDING AND ADJACENT PROPERTIES.

PREMISE DEFINED

"...ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND, WITH OR WITHOUT A RESIDENTIAL BUILDING OR DWELLING."

12. STORAGE OF MATERIALS AND OTHER ITEMS: STORAGE OF ANY TYPE OR KIND OF MATERIAL IS PROHIBITED UPON ALL PREMISES EXCEPT BUILDING MATERIALS MAY BE PLACED OR STORED UPON A LOT WHEN THE BUILDER IS READY TO COMMENCE IMPROVEMENTS AND THEN SUCH MATERIALS SHALL BE PLACED WITHIN THE PROPERTY LINES OF THE LOT OR PARCEL OF LAND UPON WHICH IMPROVEMENTS ARE TO BE ERECTED, AND SHALL NOT BE PLACED IN THE STREET, NO STUMPS, TREES, UNDERBRUSH OR ANY REFUSE OF ANY KIND, OR SCRAP METAL FROM THE IMPROVEMENTS BEING ERECTED ON ANY LOT SHALL BE PLACED ON ANY ADJOINING LOTS, STREET OR EASEMENTS. ALL SUCH MATERIALS, IF NOT DISPOSED OF IMMEDIATELY, MUST REMAIN ON THE PROPERTY UPON WHICH CONSTRUCTION WORK IS IN PROGRESS, AND AT THE COMPLETION OF SUCH IMPROVEMENTS, SUCH MATERIALS MUST BE IMMEDIATELY REMOVED FROM THE PROPERTY.

13. GARBAGE CANS: NO GARBAGE CAN OR REFUSE CONTAINERS SHALL BE PLACED OR PERMITTED TO REMAIN AT THE FRONT OF A DWELLING EITHER WITHIN THE STREET OR UPON THE LOT EXCEPT UPON THOSE DAYS SCHEDULED FOR GARBAGE AND REFUSE COLLECTION BY A PUBLIC AGENCY OR A PRIVATELY CONTRACTED COLLECTOR.

14. EASEMENTS: THE USE OF EASEMENTS AS SHOWN ON THE RECORDED PLAT ARE GRANTED TO KERR COUNTY, TO THE PUBLIC AND TO UTILITY COMPANIES AS SET FORTH ON SAID PLAT FOR THE PURPOSES OF ROADS, DRAINAGE, WATER, ELECTRICAL AND TELEPHONE LINES AND CONDUITS. IN THE EVENT THAT NO EASEMENTS ARE SHOWN ON SAID RECORDED PLAT, THEN 10 FEET IN FRONT OF THE SURVEYED LOT LINE ACROSS THE FRONT OF EACH AND EVERY LOT IS RESERVED AND HEREBY DEDICATED FOR UTILITY PURPOSES. NO STRUCTURE SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES OR WHICH MAY CHANGE THE DIRECTION OF FLOW OF WATER THROUGH DRAINAGE CHANNELS IN THE EASEMENTS. THE EASEMENT AREA OF EACH LOT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT WHERE THE COUNTY OR PUBLIC AUTHORITY OR UTILITY COMPANIES HAVE AGREED TO ASSUME RESPONSIBILITY.

IN THE EVENT ANY ONE OR MORE OF THESE COVENANTS, RESERVATIONS OR RESTRICTIONS SHALL BECOME OR BE HELD INVALID BY REASON OF ABANDONMENT, WAIVER OR JUDICIAL DECISION, SAME SHALL IN NO WAY AFFECT OR IMPAIR THE VALIDITY OF THE OTHER COVENANTS, AGREEMENTS, RESERVATIONS OR RESTRICTIONS HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

GLEN OAKS #1
x Erwin E. Grimes
x Billie M. Grimes

VOL. 364 PAGE 324

PROPERTY OWNER: Erwin E. Grimes, Billie M. Grimes
ADDRESS: 824 Southway Drive
Kerrville, TX 78028

STATE OF Texas I
COUNTY OF Kerr I

This instrument was acknowledged before me on the 19 day
of July, 1985 by Erwin E. Grimes, Billie M. Grimes.

Sandra Lee Pratt
Notary Public, State of
My Commission Expires: 5/29/88

Sandra Lee Pratt
Stamped or printed name of Notary Public



GLEN OAKS #1

PROPERTY OWNER: MRS. H.C. WALLACE
ADDRESS: 816 Southway DR.
KERRVILLE, TEXAS

STATE OF Texas I
COUNTY OF KERR I

This instrument was acknowledged before me on the 24th day
of June, 1985 by Mrs. H.C. Wallace.

Joseph W. Arnold
Notary Public, State of
My Commission Expires: 8/29/88

Joseph W. Arnold
Stamped or printed name of Notary Public



CA

PROPERTY OWNER: Richardson, Jr. Trust

ADDRESS: 1113 Maple

San Antonio, Texas 78204

STATE OF Texas I

COUNTY OF Brewster I

This instrument was acknowledged before me on the 27th day
of June, 1985 by Charles J. Stewart

Steven C. Repman
Notary Public, State of

My Commission Expires: 11-22-89

STEVEN C. REPMAN
Stamped or printed name of Notary Public



SIGNATURE OF PROPERTY OWNERS(S): [Handwritten Signature]

Henry N. Herzog
please type or print name(s)

ADDRESS: 709 S. Moore Ave. No. 211
K. 16, Tx 78025

STATE OF TEXAS X

COUNTY OF X

This instrument (a modification of Glen Oaks Estates Restrictions) was acknowledged before me on this 5th day

of February, 1985, by Joseph W. Arnold
Notary Public, State of Texas

My Commission Expires 8/29/85

Joseph W. Arnold
Stamped or printed name of Notary Public.



SEAL

10 11

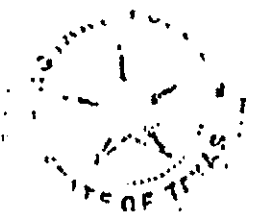
SIGNATURE OF PROPERTY OWNERS(S): GLEN E. BEAVER
PATRICIA T. BEAVER
please type or print name(s)

ADDRESS: 334 SECRET VALLEY, MARYVILLE, TX

STATE OF TEXAS X
COUNTY OF X

This instrument (a modification of Glen Oaks Estates Restrictions) was acknowledged before me on this 5th day of February, 1985, by Joseph W. Arnold Notary Public, State of Texas

My Commission Expires 3/29/85
Joseph W. Arnold
Stamped or printed name of Notary Public.



SEAL

PROPERTY OWNER: Bill Lewis
ADDRESS: 787 Kinkadee
Kennett Mo 64624

STATE OF I
COUNTY OF I

This instrument was acknowledged before me on the 29th day
of July, 1985 by Bill Lewis.

Barbara Shaw LaSous
Notary Public, State of

My Commission Expires: 1-5-87

Stamped or printed name of Notary Public



1-5-87.

FILED FOR RECORD
9:57 ~~AM~~ AM

FEB 27 1986

PATRICIA DYE
Dist. Secy Dept. Soc. Sec. Ins.
Bismarck, N. Dakota

*Filed by:
Community Action League*

RETURN TO:
DENIS J HENRIGER
711 Run Rock Rd
KERRVILLE TX 78901

Glen Oaks 3, 4, & 5 Restrictions

use only if restriction not in 1st Deed out

Volume 194, Page 279 Deed Records of Kerr County, Texas; Volume {PR,"insert volume number of first deed",IN1,3}, Page {PR,"insert page number of first deed",IN1,3}, {PR,"insert record type of first deed",ST1,3} Records of Kerr County, Texas; Volume 332, Page 572 and Volume 364, Page 321, Real Property Records of Kerr County, Texas, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Other Exceptions

- Easement dated August 3, 1936, to Texas Power & Light Company, recorded in Volume 59, Page 429, Deed Records of Kerr County, Texas.
- Easement dated May 7, 1937, to Texas Power & Light Company, recorded in Volume 61, Page 13, Deed Records of Kerr County, Texas.
- Easement dated April 25, 1940, to E.B. Carruth, Jr., recorded in Volume 66, Page 121, Deed Records of Kerr County, Texas.
- Easement dated May 9, 1952, to L.C.R.A., recorded in Volume 2, Page 521, Easement Records of Kerr County, Texas.
- An undivided non-participating royalty interest reserved by Grantors, as described in instrument from V.P. Tippet and wife, Ergeal B. Tippet to Herman A. Swan, et al, dated March 6, 1962, recorded in Volume 112, Page 139, of the Deed Records of Kerr County, Texas; said deed being corrected by instrument dated May 9, 1962, recorded in Volume 124, Page 100, Deed Records of Kerr County, Texas, reference to which instrument is here made for all purposes, together with all rights, expressed or implied, in and to the property covered by this policy arising out of or connected with said interests and conveyance. TITLE to said interest not checked subsequent to date of aforesaid instrument.
- Easements per plat recorded in Volume 3, Page 39, Plat Records of Kerr County, Texas. (AS PER SECTION THREE)
- Easements as per the Plat recorded in Volume 3, Page 65, Plat Records of Kerr County, Texas. (AS PER SECTION FOUR)
- Easements per plat recorded in Volume 3, Page 66, Plat Records of Kerr County, Texas. (AS PER SECTION FIVE)
- Building Set Back Lines as per the Restrictions recorded in Volume {PR,"insert Volume No.",IN1,1}, Page {PR,"insert Page No.",IN1,2}, {PR,"insert type of records",ST1,3} Records of Kerr County, Texas; Volume 332, Page 572 and Volume 364, Page 321, Real Property Records of Kerr County, Texas.
- Any visible and/or apparent roadways or easements over or across the subject property.
- Rights of Parties in Possession. (AS PER OWNER POLICY ONLY)

RESTRICTIONS

In order to carry out a general plan of development of Glen Oaks No. 3, No. 4, and No. 5 and in order to promote the construction of desirable residences, insure harmony in the character of such buildings in connection therewith, maintain the suitability of Glen Oaks No. 3, No. 4, and No. 5 for private residential purposes, to carry out a general plan for the protection, benefit, use, recreation and convenience of each and every owner or purchaser of a part of the land therein, and to enhance the value of the said land located in Glen Oaks No. 3, No. 4, and No. 5, this deed is subject to the covenants hereby made by Grantees, and made and accepted subject to the restrictions and conditions upon the premises herein conveyed as follows, to-wit:

FIRST. That these covenants are to run with the land and shall be binding on the Purchaser and all persons claiming under him until January 1, 1990, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the then owners of the majority of the land in Glen Oaks No. 3, No. 4, and No. 5 it is agreed to change said covenants in whole or in part.

SECOND. That the above described property herein conveyed shall be used for residential purposes only; said property shall not be used for business purposes of any character nor have any commercial or manufacturing purpose.

THIRD. Prior to the construction or erection of any residential building and all out-buildings in connection therewith, including sewer, the plans of construction shall be approved by the GLEN OAKS No. 3, No. 4, and No. 5 BUILDING BOARD.

FOURTH. Not more than one primary residence shall be constructed on the land hereinabove described and herein conveyed, and no such residence shall be constructed thereon which contains less than 1,200 square feet of living area nor which is less than fifty per cent (50%) masonry construction unless it first has been approved by said BUILDING BOARD. The minimum depth of building setback lines from the ranch road fronting the tracts in Glen Oaks shall be not less than fifty (50) feet and not less than six (6) feet from side tract lines. There can be no variations from this Fourth paragraph unless permission is granted in writing by the said GLEN OAKS No. 3, No. 4, and No. 5 BUILDING BOARD prior to any such construction. Nothing herein shall prohibit said BUILDING BOARD from subdividing and resubdividing any platted lot, or tract, or part, or parcel, of land located Glen Oaks No. 3, No. 4, and No. 5 and from permitting the construction of a residence on any such resubdivided tract, or part or parts of a tract of land.

FIFTH. No tent or shack shall be placed, erected or permitted to remain on the above described property, nor shall any trailer or any structure of a temporary character be used as a residence thereon.

SIXTH. No structure shall be moved onto the above described property unless it shall conform to and be in harmony with the existing structures on other tracts or parcels of land in said Glen Oaks No. 3, No. 4, and No. 5, and unless it first has been approved by said BUILDING BOARD.

SEVENTH. No swine shall ever be permitted to be placed or kept in Glen Oaks No. 3, No. 4, and No. 5.

EIGHTH. No abandonment of a truck, trailer, bus or any vehicle or object will be allowed on this property unless it is not visible from the public road.

Such covenants, restrictions and conditions are to be binding upon and be observed by the said Purchaser herein, as well as his heirs, executors, administrators and assigns, and to run in favor of and be enforceable by injunction and any other remedy provided by law, all of which remedies are to be cumulative, by said BUILDING BOARD or any person who shall own any part of the land located in Glen Oaks No. 3, No. 4, and No. 5.

EXHIBIT "A"

Filed for record February 9, 1977 at 4:25 o'clock P.M.
Recorded February 15, 1977
EMIE M. NUENKER, Clerk

By *Wilma Alvord* Deputy

06242

MODIFICATION
OF
RESTRICTIONS FOR
GLEN OAKS ESTATES
KERR COUNTY, TEXAS

VOL. 332 PAGE 572

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED PROPERTY OWNERS WITHIN THE BOUNDARIES OF THE GLEN OAKS ESTATES (FORMALLY KNOWN AS GLEN OAKS SUBDIVISIONS 1, 2, 3, 4 & 5) DESIRE TO MODIFY AND REPUBLISH COVENANTS, CONDITIONS AND RESTRICTIONS OF THE INSTRUMENTS HERETOFORE DESIGNATED AS RESTRICTIONS FOR GLEN OAKS SUBDIVISIONS NO. 1, 2, 3, 4 & 5.

THE AFOREMENTIONED RESTRICTIONS ARE FILED OF RECORD IN VOL 130, PAGE 622 FOR GLEN OAKS SUBDIVISION 1; VOL 204, PAGE 311 FOR GLEN OAKS SUBDIVISION 2 AND IN VOL 194, PAGE 279 FOR GLEN OAKS SUBDIVISIONS NO. 3, 4 AND 5 OF THE KERR COUNTY DEED RECORDS.

ALL RESTRICTIONS AND MODIFICATIONS SHALL APPLY TO ALL OF THE TRACTS OF LAND IN THE GLEN OAKS ESTATES (FORMALLY KNOWN AS GLEN OAKS SUBDIVISIONS 1, 2, 3, 4 & 5); A PLAT OF SAID SUBDIVISIONS HAVE BEEN HERETOFORE FILED OF RECORD IN THE PLAT RECORDS OF KERR COUNTY, TEXAS AS FOLLOWS:

SUBDIVISION ONE.....	VOL. 130,	PAGE 623
SUBDIVISION TWO.....	VOL. 4	PAGE 87
SUBDIVISION THREE.....	VOL. 3	PAGE 39
SUBDIVISION FOUR.....	VOL. 3	PAGE 45
SUBDIVISION FIVE.....	VOL. 3	PAGE 66

ALL RESTRICTIONS AND MODIFICATIONS, AS HEREIN ADOPTED, SHALL BE IN EFFECT FROM DATE OF FILING IRRESPECTIVE OF ANY ALLEGED PREVIOUS RESTRICTION VIOLATIONS.

COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTEEES AND ALL PERSONS ACQUIRING TITLE UNDER THEM UNTIL JANUARY 1, 2001, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AND UNTIL BY DULY RECORDED INSTRUMENTS, SIGNED BY A MAJORITY OF THE PROPERTY OWNERS IN SAID SUBDIVISIONS, IT IS AGREED TO CHANGE SAID COVENANTS, CONDITIONS AND RESTRICTIONS, IN WHOLE OR IN PART.

IF GRANTEEES OR ANY OF THEIR RESPECTIVE HEIRS, SUCCESSORS 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 OF THE REAL PROPERTY SITUATED IN THE ABOVE REFERRED GLEN OAKS ESTATES, TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY 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, ALL OF WHICH REMEDIES ARE TO BE CUMULATIVE.

1. LAND USE THE ABOVE DESCRIBED PROPERTY HEREIN CONVEYED SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY; SAID PROPERTY SHALL NOT BE USED FOR BUSINESS PURPOSES OF ANY CHARACTER, NOR HAVE ANY COMMERCIAL OR MANUFACTURING PURPOSE. THE TERM "RESIDENTIAL PURPOSES" SHALL MEAN SINGLE FAMILY DWELLINGS CONSTRUCTED ON THE PROPERTY SITE. NO MORE THAN ONE DWELLING SHALL BE CONSTRUCTED ON ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND LOCATED IN ANY OF THE GLEN OAKS ESTATES.

2. GLEN OAKS ESTATES BUILDING BOARD : A THREE MEMBER BUILDING BOARD SHALL BE ELECTED BY THE COMMUNITY ACTION GROUP AND SERVE AS THEIR REPRESENTATIVES TO PROVIDE AUTHORITY AND ENFORCEMENT OF CERTAIN RESTRICTIONS AND COVENANTS CONCERNING BUILDING CONSTRUCTION AND LAND USAGE WITHIN THE GLEN OAKS ESTATES SUBDIVISIONS.

THE BUILDING BOARD MEMBERS SHALL CONSIST OF PROPERTY OWNERS IN RESIDENCE IN ONE OR MORE OF THE AFOREMENTIONED SUBDIVISIONS OF THE GLEN OAKS ESTATES. THE COMMUNITY ACTION GROUP WILL APPOINT OR REPLACE BUILDING BOARD MEMBERS AS NECESSARY OR WHEN APPROPRIATE TO DO SO. PERSONS WISHING TO CONTACT THE GLEN OAKS ESTATES BUILDING BOARD MAY DO SO BY WRITING TO "COMMUNITY ACTION GROUP P.O. BOX 124 KERRVILLE, TEXAS".

3. APPROVAL OF CONSTRUCTION PLANS, SEPTIC SYSTEMS AND OUT-BUILDINGS : PRIOR TO THE START OF CONSTRUCTION OF ANY DWELLING, OR SUBSEQUENT ADDITIONS OR MODIFICATIONS TO AN EXISTING DWELLING, ON ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES, THE BUILDING PLANS OF SUCH DWELLING OR ANY ADDITIONS OR MODIFICATIONS TO EXISTING DWELLINGS, ACCOMPANIED BY THE SUBDIVISION PLAT OF SUCH DWELLING, MUST FIRST BE SUBMITTED TO THE GLEN OAKS ESTATES BUILDING BOARD FOR APPROVAL.

DWELLING CONSTRUCTION PLANS MUST ALSO BE ACCOMPANIED BY A CERTIFIED APPROVAL FROM THE UGRA, OR THE ACTING AUTHORITY FOR WASTE WATER DISPOSAL, FOR THE COMPLETE.

(Page)

PLANS FOR THE CONSTRUCTION OF ANY OUT-BUILDINGS LARGER THAN 100 SQUARE FEET IN FLOOR SPACE MUST BE APPROVED BY THE BUILDING BOARD BEFORE ANY CONSTRUCTION IS STARTED.

A WRITTEN NOTICE, REFLECTING THE APPROVAL OR DISAPPROVAL OF THE SUBMITTED BUILDING PLANS AND SEPTIC SYSTEM WILL BE EITHER MAILED OR DELIVERED TO THE PROPERTY OWNER BY THE BUILDING BOARD WITHIN 10 DAYS AFTER RECEIPT OF THE DWELLING AND/OR OUT-BUILDING PLAN AND PLAT.

4. DWELLING SIZE, BUILDING SET-BACK AND EXTERIOR MATERIAL : NO DWELLING SHALL BE CONSTRUCTED ON ANY PLATTED LOT, TRACT OR PART, OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES SUBDIVISIONS WHICH CONTAINS LESS THAN 1500 SQUARE FEET OF LIVING AREA. THE LIVING AREA SHALL BE EXCLUSIVE OF OPEN PORCHES, TERRACES, PATIOS, DRIVEWAYS, CARPORTS AND GARAGES.

THE MINIMUM DEPTH OF SET-BACK FOR DWELLINGS IN THE GLEN OAKS ESTATES SUBDIVISIONS 2, 3, 4 & 5, IS 50 FEET AS MEASURED FROM THE SURVEYED LINE FRONTING EACH PLATTED LOT, TRACT, PART OR PARCEL OF LAND. THE MINIMUM DEPTH OF SET-BACK FOR DWELLINGS IN GLEN OAKS ESTATES SUBDIVISION 1, IS 100 FEET AS MEASURED FROM THE CENTER LINE OF THE EXISTING ROAD FRONTING THE OWNERS PROPERTY.

ALL DWELLINGS (INCLUDING ALL ADDITIONS AND MODIFICATIONS SUBSEQUENTLY MADE TO ANY DWELLING) CONSTRUCTED ON ANY PLATTED LOT, OR TRACT, OR PART, OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES MUST HAVE NOT LESS THAN 50% OF THE EXTERIOR WALLS COVERED BY BRICK, MASONRY (MASONRY IS NOT TO BE CONSTRUED AS INCLUDING PAINTED OR UNPAINTED CONCRETE BLOCKS OR COMMON CLAY TILES), AUSTIN STONE, OR SIMILAR MATERIAL. NO ASBESTOS SHINGLE SIDING SHALL BE PERMITTED AS AN EXTERIOR SIDING ON ANY DWELLING.

ALL CONSTRUCTION UPON RESIDENTIAL LOTS SHALL BE COMPLETED WITHIN A REASONABLE PERIOD OF TIME, NOT TO EXCEED ONE YEAR. DWELLINGS SHALL BE CONSTRUCTED ON THE LOT SO AS TO FRONT UPON THE STREET WHICH SUCH LOTS FACE AND NO IMPROVEMENTS, INCLUDING ANY BUILDING OR PART THEREOF SHALL EXTEND BEYOND THE MINIMUM SET-BACK LINE AT THE FRONT OR SIDE OF THE LOT.

DEFINITIONS DEFINED

DWELLING : MEANS A HOUSE FOR RESIDENTIAL PURPOSES CONTAINING ONE LIVING UNIT. A UNIT IS FOR A SINGLE FAMILY RESIDENCE.

5. RESUBDIVIDING : NO SUBDIVIDING OR RESUBDIVIDING OF ANY PLATTED LOT, OR TRACT, OR PART, OR PARCEL OF LAND LOCATED IN GLEN OAKS ESTATES SUBDIVISIONS WILL BE PERMITTED. THE ONLY EXCEPTION TO THE ABOVE APPLIES TO PROPERTY OWNERS WHO HAVE DEEDS SPECIFICALLY STATING THAT THEY MAY SUBDIVIDE OR RESUBDIVIDE, IN A PRESCRIBED MANNER, THEIR PLATTED LOT, TRACT, PART OR PARCEL OF LAND.

THE CONSTRUCTION PLANS FOR ANY DWELLING OR UNIT OR OTHER BUILDINGS FOR ANY RESUBDIVIDED LOTS OR TRACTS MUST MEET THE RESTRICTIONS OUTLINED IN SECTIONS 3 AND 4 OF THESE GLEN OAKS ESTATES RESTRICTIONS.

6. OTHER LAND USE : NO MOTOR HOME, TRAVEL TRAILER, MOBILE HOME, MODULAR HOME, HOUSE TRAILER, CAMPING TRAILER, CAMPER, CAMPER BODY, BOAT, TRUCK OR BUS BODY, BASEMENT (UNLESS PART OF A COMPLETE HOME), TENT, SHACK, GARAGE, BARN OR OTHER BUILDING SHALL AT ANY TIME BE USED AS LIVING QUARTERS OR AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

MOBILE HOME AND MODULAR HOME DEFINED :

".....ANY STRUCTURE TRANSPORTABLE IN ONE OR MORE SECTIONS ON EITHER A PERMANENT OR TEMPORARY CHASSIS OR OTHER CONVEYANCE DEVICE, WHICH IS EIGHT BODY FEET OR MORE IN WIDTH AND IS 32 BODY FEET OR MORE IN LENGTH AND WHICH IS MANUFACTURED AT A LOCATION OTHER THAN THE HOMESITE AND WHICH IS DESIGNED TO BE CONNECTED TO THE REQUIRED UTILITIES AND INCLUDES THE PLUMBING, HEATING, AIR CONDITIONING AND ELECTRICAL SYSTEMS CONTAINED AS WELL AS ANY FURNITURE, APPLIANCES, DRAPES, CARPET, WALL COVERING, OR ANY OTHER ITEMS WHICH ARE ATTACHED TO OR ARE CONTAINED IN THE HOME AND WHICH ARE INCLUDED IN THE CASH PRICE AND SOLD IN CONJUNCTION WITH THE HOME. SUCH TERMS SHALL INCLUDE ALL MOBILE HOMES AND MODULAR HOMES WHICH SATISFY THE ABOVE DEFINITION."

7. OTHER STRUCTURES : NO STRUCTURE SHALL BE MOVED ONTO ANY PLATTED LOT,

TRACT, OR PART, OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES SUBDIVISIONS UNLESS IT SHALL CONFORM TO THE BUILDING RESTRICTION SPECIFICALLY MENTIONED IN SECTIONS 3 AND 4 CONTAINED IN THESE MODIFIED RESTRICTIONS.

8. TEMPORARY BUILDINGS: NO TEMPORARY BUILDINGS SHALL BE ERECTED OR MAINTAINED ON ANY LOT EXCEPT DURING ACTUAL CONSTRUCTION OF A DWELLING BEING ERECTED THEREON, AND THEN SUCH TEMPORARY BUILDINGS MUST BE ON THE LOT ON WHICH CONSTRUCTION IS IN PROGRESS AND NOT ON ADJOINING LOTS, STREET OR EASEMENT. NO SUCH TEMPORARY BUILDING SHALL BE USED FOR RESIDENTIAL PURPOSES DURING CONSTRUCTION. AT COMPLETION OF CONSTRUCTION, THE TEMPORARY BUILDING MUST BE REMOVED WITHIN 10 DAYS. AFTER THE COMPLETION OF THE DWELLING, IT WILL BE PERMISSIBLE TO ERECT A SMALL TOOL OR WOOD SHED, NO LARGER THAN 10 X 10 X 8 FEET AND WHICH WILL CONFORM WITH THE HARMONY OF THE SURROUNDING AND ADJACENT AREA

9. ANIMALS: NO POULTRY OR LIVESTOCK, OTHER THAN HORSES, MAY BE KEPT ON ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES. DOGS, CATS OR OTHER DOMESTICATED HOUSEHOLD PETS MAY BE KEPT PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES. ANIMALS, ESPECIALLY DOGS AND CATS, MUST NOT BE PERMITTED TO ROAM UNATTENDED AT ANYTIME.

10. ILLEGAL AND NOXIOUS USE: NO PREMISES OR ANY PART THEREOF SHALL BE USED FOR ILLEGAL OR IMMORAL PURPOSES. NOTHING SHALL BE DONE ON ANY PREMISE THAT MAY BE OR BECOME OBNOXIOUS OR DANGEROUS TO THE OCCUPANTS OR OWNERS OF ANY OTHER PREMISES BY REASON OF FIRE, SMOKE, ODOR, NOISE, FUMES, VAPORS, GLARE OR UNSIGHTLINESS.

11. DUMPING AND PROPERTY MAINTENANCE: NO PREMISES SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE MATERIALS. LOTS AND PREMISES MUST BE MAINTAINED TO CONFORM TO SURROUNDING AND ADJACENT PROPERTIES.

PREMISE DEFINED

"...ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND, WITH OR WITHOUT A RESIDENTIAL BUILDING OR DWELLING."

12. STORAGE OF MATERIALS AND OTHER ITEMS: STORAGE OF ANY TYPE OR KIND OF MATERIAL IS PROHIBITED UPON ALL PREMISES EXCEPT; BUILDING MATERIALS MAY BE PLACED OR STORED UPON A LOT WHEN THE BUILDER IS READY TO COMMENCE IMPROVEMENTS AND THEN SUCH MATERIALS SHALL BE PLACED WITHIN THE PROPERTY LINES OF THE LOT OR PARCEL OF LAND UPON WHICH IMPROVEMENTS ARE TO BE ERECTED, AND SHALL NOT BE PLACED IN THE STREET. NO STUMPS, TREES, UNDERBRUSH OR ANY REFUSE OF ANY KIND, OR SCRAP METAL FROM THE IMPROVEMENTS BEING ERECTED ON ANY LOT SHALL BE PLACED ON ANY ADJOINING LOTS, STREET OR EASEMENTS. ALL SUCH MATERIALS, IF NOT DISPOSED OF IMMEDIATELY, MUST REMAIN ON THE PROPERTY UPON WHICH CONSTRUCTION WORK IS IN PROGRESS, AND AT THE COMPLETION OF SUCH IMPROVEMENTS, SUCH MATERIALS MUST BE IMMEDIATELY REMOVED FROM THE PROPERTY.

13. GARBAGE CANS: NO GARBAGE CAN OR REFUSE CONTAINERS SHALL BE PLACED OR PERMITTED TO REMAIN AT THE FRONT OF A DWELLING EITHER WITHIN THE STREET OR UPON THE LOT EXCEPT UPON THOSE DAYS SCHEDULED FOR GARBAGE AND REFUSE COLLECTION BY A PUBLIC AGENCY OR A PRIVATELY CONTRACTED COLLECTOR.

14. EASEMENTS: THE USE OF EASEMENTS AS SHOWN ON THE RECORDED PLAT ARE GRANTED TO KERR COUNTY, TO THE PUBLIC AND TO UTILITY COMPANIES AS SET FORTH ON SAID PLAT FOR THE PURPOSES OF ROADS, DRAINAGE, WATER, ELECTRICAL AND TELEPHONE LINES AND CONDUITS. IN THE EVENT THAT NO EASEMENTS ARE SHOWN ON SAID RECORDED PLAT, THEN 10 FEET IN FRONT OF THE SURVEYED LOT LINE ACROSS THE FRONT OF EACH AND EVERY LOT IS RESERVED AND HEREBY DEDICATED FOR UTILITY PURPOSES. NO STRUCTURE SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES OR WHICH MAY CHANGE THE DIRECTION OF FLOW OF WATER THROUGH DRAINAGE CHANNELS IN THE EASEMENTS. THE EASEMENT AREA OF EACH LOT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT WHERE THE COUNTY OR PUBLIC AUTHORITY OR UTILITY COMPANIES HAVE AGREED TO ASSUME RESPONSIBILITY.

IN THE EVENT ANY ONE OR MORE OF THESE COVENANTS, RESERVATIONS OR RESTRICTIONS SHALL BECOME OR BE HELD INVALID BY REASON OF ABANDONMENT, WAIVER OR JUDICIAL DECISION, SAME SHALL IN NO WAY AFFECT OR IMPAIR THE VALIDITY OF THE OTHER COVENANTS, AGREEMENTS, RESERVATIONS OR RESTRICTIONS HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

STATE OF TEXAS
COUNTY OF KERR

This instrument was acknowledged before me on the 25th day
of May, 1985, by _____

- Woodrow L. Frost 729 Rim Rock Rd. 4.0
- Jesse L. Frost 729 Rim Rock Rd. 4.0
- Eric C. Cantland 108 Hidden Hollow 4.1
- Elmer O. Gustin 1008 MONROE DR 4.1
- Alan H. Newmyer 711 RIM ROCK RD 4.1
- David A. Duffie 1105 Monroe Dr 4.1
- W. B. Anderson 505 Pine Rock 4.1
- Scott J. Burdick 805 Rim Rock 4.1
- W. F. D. 800 Rim Rock 3.0
- Jarvis Fitch 701 Rim Rock 4.1
- Janell Fitch 701 Rim Rock 4.1
- Walter L. Grier 340 SECRET VALLEY 3.0
- Toumy T. Blake 309 Rim Rock Ridge 3.0
- Matthew B. Blake 309 Rim Rock Ridge 3.0
- Maria Leffler 1105 Monroe Dr 4.1
- J.R. Richardson 1105 Monroe Dr 4.1
- H.R. Smith 1112 Monroe Drive 4.1
- Mrs. Carolyn M. Malt 324 Rock Ridge 4.1
- M. Regal 1007 Monroe Dr 4.1
- Wesley B. Hill 1101 Monroe Dr 4.1
- Alvin D. Whittington 1112 Monroe Dr 4.1
- Jeffrey N. Conner 802 Rim Rock Road 4.1
- Patricia A. Hutabara 1112 Monroe Drive 4.1

Joseph W. Arnold
Notary Public, Kerr County, Texas

My Commission Expires: 8/29/88

Joseph W. Arnold
Signature or printed name of Notary Public



STATE OF TEXAS I

VOL. 332 PAGE 576

COUNTY OF KERR I

This instrument was acknowledged before me on the 25th day of May, 1985, by

Coy E. Pyle 215 - East Lane

[Lined area for additional text or signature]

Joseph W. Arnold
Notary Public, Kerr County, Texas

My Commission Expires: 8/29/89

Joseph W. Arnold
Printed or printed name of Notary Public



NAME:

ADDRESS:

VOL. 332 PAGE 577

ANDREW L. MAEST	729 RIMROCK ROAD	4
FRANK R. MAEST	729 RIMROCK ROAD	4
BOY E. COULTHARD	108 NIDDEN HOLLOW	4
DEAN J. HENNINGER	711 RIM ROCK RD	4
GLEN O. POPLIN	1008 MONROE DR	4
DAVID A. GRIFFIN	1105 MONROE DR	2
C. A. BURLESON	805 RIMROCK RD	4
DOROTHY C. BURLESON	805 RIMROCK RD	4
ROBERT F. DUNN	810 RIMROCK RD	3
TRAVIS FLETCHER	701 RIMROCK RD	4
TRAVIS FLETCHER	701 RIMROCK RD	4
WALTER Z. CONNER	350 SECRET VALLEY	5
TOMMY T. BLAKE	309 ROCK RIDGE	3
ELORENE B. BLAKE	309 ROCK RIDGE	3
MARIE V. BAFFIN	1105 MONROE DR	2
TR. RICHARDSON	1105 MONROE DR	2
K. P. SMITH	1110 MONROE DR.	2
Mrs. Fambars Malak	324 ROCK RIDGE	4
MRS MARGARET POPLIN	1008 MONROE DRIVE	2
CHAS. B. HILL	1101 MONROE DR	2
L. S. HUTCHINS	1112 MONROE DR	2
JEFFREY V. CONRAD	802 RIMROCK ROAD	4
PATRICIA A. HUTCHINS	1112 MONROE DRIVE	2
BOY E. DYLE	215 OAK LAINE	1

STATE OF TEXAS I

VOL. 332 PAGE 578

COUNTY OF KERR I

This instrument was acknowledged before me on the 22 day
of JUNE, 1985, by

James C. Brown 828 Anthony Dr
Virginia Brown 828 Anthony Dr
Walter H. Brown 307 Oak Grove
Mary S. Brown 214
John E. Brown 205 Lakeway
Pamela M. Brown 205 Lakeway

Joseph W. Arnold
Notary Public, Kerr County, Texas

My Commission Expires: 9-29-88

Joseph W. Arnold
Signed or printed name of Notary Public



(Page 1)

NAME:

ADDRESS: VOL. 332 PAGE 579

DAVID W EVANS

928 SOUTHWAY, KERRVILLE

VIRGINIA EVANS

889 SOUTHWAY

HARRY A CLAYPOOL

207 OAK LANE "

MARY E HANNA

214 OAK LANE 91

CARRISLE E WELCH

205 LAKE WAY "

L. MARIE WELCH

205 LAKE WAY

STATE OF TEXAS I
COUNTY OF KERR I

This instrument was acknowledged before me on the 15 day

of June 1985, by

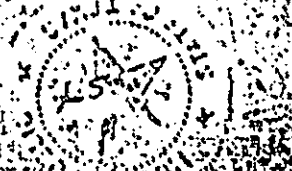
- Luther M. Saunders 1100 Monroe Dr.
- Paul H. Saunders, 1100 Monroe Dr.
- Rex C. Grant 1000 Monroe Dr.
- Harold H. Nelson 1001 Monroe Dr.
- Joseph W. Morrison 1216 Lakeview
- Margaret S. Morrison 1216 Lakeview
- Ruth M. Thorne 327 Rock Ridge Rd
- Bro. Anderson 343 Rock Ridge Rd
- J. J. Anderson 343 Rock Ridge Rd
- Walter M. Thomas 711 Rock Ridge Rd
- Edward J. Park 1003 Monroe
- David Moore 1004 Monroe

Subscribed

Glenn O. Poplin
Notary Public, Kerr County, Texas

My Commission Expires 11-22-89

GLENN O. POPLIN
Stamped or printed name of Notary Public



NAME:

ADDRESS:

RUSALD M SAUNDERS	1105 MONROE DR	✓
PAULETTE SAUNDERS	1100 MONROE DR	✓
REX C. BRAND	1000 MONROE DR	✓
HAROLD G. WAALEN	1001 MONROE DR	✓
RUTH M. THORNE	327 ROCK RIDGE RD	✓
G. W. GUNDERSON	343 ROCK RIDGE RD	✓
J. GUNDERSON	343 ROCK RIDGE RD	✓
TAYLOR W. MOORMAN	216 LAKEWAY	✓
MARGARET S. MOORMAN	216 LAKEWAY	✓
HELEN M. MENIGER	711 RIM ROCK RD	✓
EDWARD H. JAKOVICH	1003 MONROE	✓
David Masec	1004 MONROE	✓



STATE OF TEXAS I

VOL. 332 PAGE 582

COUNTY OF KERR I

This instrument was acknowledged before me on the 15th day
of JUNE, 1985, by _____

Subscribers

- Dr. B. Halverson 300 EARL DR 31
- Joseph W. Powell 301 Sunset Valley Dr 30
- Alan K. Baker 341 SECRET VALLEY DRIVE 30
- Barbara L. Linnell 696 Linnelock (Now at 826 LEE ST) 40
- Wm. Linnell 696 Linnelock (Now at 826 LEE ST) 40
- Cliff A. Dorman 1102 Morris Dr 40

Fred C. Arto
Notary Public, Kerr County, Texas

My Commission Expires 7-1-88

FRED C. ARTO
Signed or printed name of Notary Public



1 JUNE, 1985

NAME:

ADDRESS:

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JOE P. HENNING
 ROBERT W. ARNOLD
 ALAN K. BAIGER
 BARBARA LOWENTHAL
 ERIC LOWENTHAL
 CLYDE A. GREEN

300 LAUREL BLVD 3
 301 SECRET VALLEY DR 3
 311 SECRET VALLEY DR 5
 826 LEE ST. (696 RIM ROCK) 6
 726 LEE ST. (676 RIM ROCK) 4
 1102 MURPHY DR 2

PROPERTY OWNER: CLINTON A. DAVIS
ADDRESS: 9041 LARSTON
HOUSTON, TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on the 10 day
of June, 1985 by Clinton A. Davis



Dean Brown
Notary Public, State of TEXAS
My Commission Expires: August 31, 1988
Dean Brown
Stamped or printed name of Notary Public

MARK J. & SHARON K. BIGOTT

PROPERTY OWNER: Mark J. Bigott Sharon K. Bigott
ADDRESS: 17301 W. N. Knoxville Ln, Texas
76182

STATE OF Texas
COUNTY OF Tarrant

This instrument was acknowledged before me on the 10th day
of June, 1985 by Mark J. Bigott & Sharon K.

GLEN OAKS
SUBDIVISION
No. 1

Marie Cowan
Notary Public, State of Texas
My Commission Expires: 7/31/88
Marie Cowan
Stamped or printed name of Notary Public

PROPERTY OWNER: GEORGE F. BAKLE, MARIAN L. BAKLE
ADDRESS: 203 LAKEWAY, KERRVILLE, TX 78028

VOL. 332 PAGE 588

STATE OF TEXAS I
COUNTY OF FAIR I

This instrument was acknowledged before me on the 19th day
of JUNE, 1985 by George F. Bakle
Marian L. Bakle

W. C. Poplin
Notary Public, State of

My Commission Expires: 11-20-89
W. C. Poplin
Stamps or printed name of Notary Public



J. K. EDMONDS

PROPERTY OWNER: J. K. Edmonds
ADDRESS: 300 Childress Hill
Rockdale Tx 76567

STATE OF Texas I
COUNTY OF McCOMB I

This instrument was acknowledged before me on the 3rd day
of June, 1985 by Terry K. Edmonds



W. C. Poplin
Notary Public, State of

My Commission Expires: 11-20-89
W. C. Poplin
Stamps or printed name of Notary Public

JOHN W. ABBOTT

VOL. 332 PAGE 586

PROPERTY OWNER:

John W. Abbott

ADDRESS:

*P.O. Box 13610
Houston, Texas 77219*

STATE OF

TEXAS

COUNTY OF

HARRIS

This instrument was acknowledged before me on the 10th day
of JUNE, 1985 by John W. Abbott

Spencer H. Thomas
Notary Public, State of

My Commission Expires: 1/25/87

Spencer H. Thomas
Stamps or printed name of Notary Public

THOMAS L. HARDEE - ANN K. HARDEE

PROPERTY OWNER:

Thomas L. Hardee & Ann K. Hardee

ADDRESS:

*212 Valley View
Kennesaw, Ga. 30145*

STATE OF

Georgia

COUNTY OF

Knox

This instrument was acknowledged before me on the _____ day
of _____, 1985 by _____

NOTARY PUBLIC

Notary Public, State of

My Commission Expires:

Stamps or printed name of Notary Public

BRUCE A. NAROWETZ
UNA. M. NAROWETE

PROPERTY OWNER:

Bruce A. Narowetz & Una M. Narowetz

ADDRESS:

927 Box 145 Precinct TX. 79102

STATE OF Texas I

COUNTY OF Van I

This instrument was acknowledged before me on the 17th day

of May, 1985 by BRUCE A. NAROWETZ
UNA. M. NAROWETE

[Signature]
Notary Public, State of _____

My Commission Expires: _____

Stamped or printed name of Notary Public



10 - 11

GLEN OAKS
SUBDIVISION

VOL. 332 PAGE 588

NO 2

TAYLOR H. & GLORIA F. WAGNER

PROPERTY OWNER: Taylor H. Wagner, Gloria F. Wagner
ADDRESS: 812 Southway Dr
Kerrville, Tex

STATE OF TEXAS: 1
COUNTY OF KERR: 1

This instrument was acknowledged before me on the 10 day
of JUNE, 1985 by Taylor H. Wagner, and
GLORIA F. WAGNER



Marie T. Peterson
Notary Public, State of TEXAS.

My Commission Expires: Jan 31, 1989
MARIE T. PETERSON
Stamps or printed name of Notary Public

DONALD J. BRIOUR, M.D.

PROPERTY OWNER: Donald J. Briour, M.D.
ADDRESS: 1006 Mansie Drive
Kerrville, Texas 75045

STATE OF TEXAS: 1
COUNTY OF KERR: 1

This instrument was acknowledged before me on the 15th day
of JUNE, 1985 by Donald J. Briour, M.D.

Marie T. Peterson
Notary Public, State of
My Commission Expires: Jan 31, 1989
MARIE T. PETERSON
Stamps or printed name of Notary Public

PROPERTY OWNER: Mr. & Mrs. W. O. Wase
ADDRESS: 7007 Forest Crest N.
San Antonio TX 78240

STATE OF Texas I
COUNTY OF Bexar I

This instrument was acknowledged before me on the 1st day
of June, 1985 by Wm. O. Wase
(Keith R. Wase)

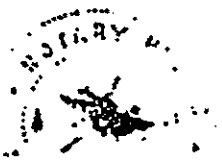
Betty Jenkins
Notary Public, State of Texas
My Commission Expires: 8-2-85
Notary Public, State of Texas
Stated or printed name of Notary Public: Betty Jenkins

CHRISTINE A. WEATHERBY 22

PROPERTY OWNER: Christine A. Weatherby
ADDRESS: P.O. Box 168
Kennedale TX 78117-168

STATE OF Texas
COUNTY OF Bexar

This instrument was acknowledged before me on the 7 day
of June, 1985 by Christine A. Weatherby



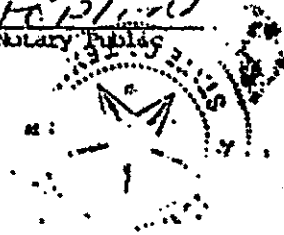
Betty Jenkins
Notary Public, State of Texas
My Commission Expires: 8-2-85
Stated or printed name of Notary Public: Betty Jenkins

PROPERTY OWNER: _____
ADDRESS: _____

STATE OF TEXAS 1
COUNTY OF KERR 1

This instrument was acknowledged before me on the 14TH day
of MAY, 1985 by Richard H. Smith.

William C. Poplin
Notary Public, State of
My Commission Expires: 4-22-89
WILLIAM C. POPLIN
Signed or printed name of Notary Public



PROPERTY OWNER: William C. Poplin
ADDRESS: 11111 ACACIA DR
WACO TEXAS

STATE OF TEXAS 1
COUNTY OF WACO 1

This instrument was acknowledged before me on the _____ day
of _____, 1985 by _____.

William C. Poplin
Notary Public, State of
My Commission Expires: 4-22-89
WILLIAM C. POPLIN
Signed or printed name of Notary Public



PROPERTY OWNER: DAVID A CRIPPA

ADDRESS: 115 W. W. R. E. D.
Winnell, Texas 75087

STATE OF TEXAS I
COUNTY OF TARRANT I

This instrument was acknowledged before me on the 25th day
of MAY, 1985 by David A. Crippa.

Glenn C. Robinson
Notary Public, State of

My Commission Expires: 4-22-89

Glenn C. Robinson
Stamped or printed name of Notary Public



PROPERTY OWNER: MARCEL + ELENA ETRING

ADDRESS: 1102 Monrovia
Winnell, Texas 75087

STATE OF TEXAS I
COUNTY OF TARRANT I

This instrument was acknowledged before me on the 14th day
of June, 1985 by Marcel + Elena Etring.

Glenn C. Robinson
Notary Public, State of

My Commission Expires: 4-22-89

Glenn C. Robinson
Stamped or printed name of Notary Public



PROPERTY OWNER: DOUGLAS H. WHEELER
ADDRESS: 809 PEGGY, DEER PARK, TX 77536
GLEN OAKS 2, Lots 19, 20, 21

STATE OF TEXAS I
COUNTY OF KERR I

This instrument was acknowledged before me on the 13th day
of June, 1985 by Douglas H. Wheeler

Steven C. Tarpin
Notary Public, State of

My Commission Expires: 4-22-89

STEVEN C. TARPIN
Stamped or printed name of Notary Public



PROPERTY OWNER: Edward F. Peterson
ADDRESS: 1002 Monroe Dr
Kerrville, Tx 78628

STATE OF TEXAS I
COUNTY OF KERR I

This instrument was acknowledged before me on the 19 day
of June, 1985 by Edward F. Peterson

Steven C. Tarpin
Notary Public, State of

My Commission Expires: 4-22-89

STEVEN C. TARPIN
Stamped or printed name of Notary Public



2

PROPERTY OWNER: MARIA MAETSCH

ADDRESS: 1187 Monaco Drive
Kerrville, Texas 78038

STATE OF TEXAS I

COUNTY OF KERR I

This instrument was acknowledged before me on the 5th day
of MAY, 1985 by Maria Maetsch

Glenn O. Poplin
Notary Public, State of

My Commission Expires: 4-22-89

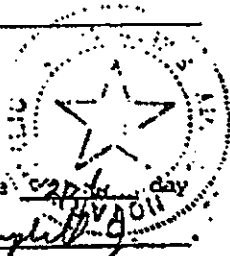
GLENN O. POPLIN
Stamped or printed name of Notary Public



6

PROPERTY OWNER: Keith W. Lamb
ADDRESS: 709 Southway Dr Kerrville, TX

STATE OF TEXAS I
COUNTY OF KERR I



This instrument was acknowledged before me on the 20th day
of May, 1985 by Keith Lamb

**GLEN OAKS
SUBDIVISION
No 3**

Notary Public, State of TEXAS
My Commission Expires: 6/14/87
TED Comenell JR
Stampd or printed name of Notary Public

MRS RICHARD FEDASH 3

PROPERTY OWNER: Mrs. Richard Fedash
ADDRESS: 515 Westway
Kerrville, TX 78625

STATE OF TX. I
COUNTY OF KERR I

This instrument was acknowledged before me on the 20th day
of MAY, 1985 by Richard Fedash

Juanita Fay Einfeld
Notary Public, State of
My Commission Expires: 9-19-88

Stampd or printed name of Notary Public

9-19-88

(Page 1)

CHARLES MEANS
MAUNING MEANS

2

PROPERTY OWNER: Charles & Maunine Means
ADDRESS: 305 Rock Ridge
Kennerly Tex 75023

STATE OF Texas I
COUNTY OF Tarrant I

This instrument was acknowledged before me on the 20th day
of May, 1985 by Charles Means.



Bernice Petty
Notary Public, State of Texas
My Commission Expires: 10/6/86
Bernice Petty
Signed or printed name of Notary Public

VIRGINIA M. SEYFERLICH

3

PROPERTY OWNER: Virginia M Seyferlich
ADDRESS: 217 Westway
Kennerly TX 75023

STATE OF Texas I
COUNTY OF Tarrant I

This instrument was acknowledged before me on the 20th day
of May, 1985 by Virginia M Seyferlich.



Bernice Petty
Notary Public, State of Texas
My Commission Expires: 10/6/86
Bernice Petty
Signed or printed name of Notary Public

(Done)

JAMES MORAV

2

PROPERTY OWNER:

James Morav

ADDRESS:

305 Rock Ridge Rd.

Kennell Woods 78028

STATE OF

Laurens

1

COUNTY OF

Kennel

1

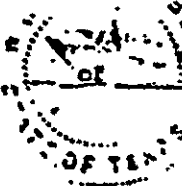
This instrument was acknowledged before me on the 23rd day

of

May

1985

by JAMES MORAV.



Carol B. Mangel

Notary Public, State of La

My Commission Expires: 8-16-88

CAROL B. MANGEL

Stamped by printed name of Notary Public

By Car. B. Mang.

SIDNEY A. JOYNER

3

PROPERTY OWNER:

Sidney A. Joyner

ADDRESS:

507 Southway

Kennell Woods

STATE OF

Laurens

1

COUNTY OF

Kennel

1

This instrument was acknowledged before me on the 22 day

of

May

1985

by Sidney A. Joyner.



Alice H. Buzze
Notary Public, State of La.

My Commission Expires: 11/15/88

Stamped by printed name of Notary Public

11 15 88

1 P 1

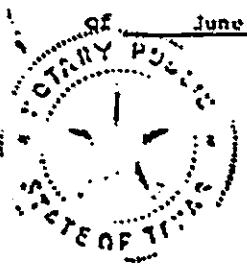
4 Lots between 3
405. Area 4

VOL. 332 PAGE 597

PROPERTY OWNER: Norma G. Fredenburg Richard A. Fredenburg
ADDRESS: Norma G. Fredenburg Richard A. Fredenburg
313 West Kay Drive
Kerrville, Texas 78028

STATE OF Texas I
COUNTY OF Kerr I

This instrument was acknowledged before me on the 25th day



of June, 1985 by Norma G. Fredenburg and Richard A. Fredenburg

Beau Hopkins
Notary Public, State of

My Commission Expires: 8-17-1987

Stamp or printed name of Notary Public
Beau Hopkins 8-17-1987

**GLEN OAKS
SUBDIVISION**

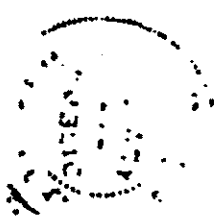
No 4

PROPERTY OWNER: HENRY G. FOOTE III
ADDRESS: BOX 2206 RFD, LONG GROVE, IL. 60047

STATE OF ILLINOIS I
COUNTY OF KANE I

This instrument was acknowledged before me on the 25th day

of MAY, 1985 Lois A. Puls



Lois A. Puls
Notary Public, State of Illinois

My Commission Expires: 4-30-88

Stamp or printed name of Notary Public
LOIS A. PULS

PROPERTY OWNER: ERIC AND ELLEN M. YOUNG-PHILLIPS
ADDRESS: 511 WEST LINDA DRIVE
TERRELLVILLE TEXAS 75787

STATE OF TEXAS I Eric Young-Phillips
COUNTY OF KEEL I Eric Young-Phillips

This instrument was acknowledged before me on the 22nd day
of May, 1985 by Eric Young-Phillips and Ellen Young-Phillips

Therese Stephens
Notary Public, State of Texas
My Commission Expires: 11-11-85
Stamped or printed name of Notary Public

2-17-1987

4
4

PROPERTY OWNER: ERRA M. SMITH & GAY M. SMITH
ADDRESS: 710 RIMROCK RD
KERRVILLE, TX 78028

STATE OF Texas I
COUNTY OF KEEL I

This instrument was acknowledged before me on the 15th day
of May, 1985 by Gay M. Smith

Charles Andrew Lee
Notary Public, State of Texas
My Commission Expires: 2-14-88
Notary Public
Stamped or printed name of Notary Public



EVERETT M. MCINTOSH

PROPERTY OWNER: Everett McIntosh

ADDRESS: 1506 Sandy Lane
Mcquitty, Texas - 76749

STATE OF Texas
COUNTY OF Dallas

This instrument was acknowledged before me on the 7 day
of June, 1985 by Everett McIntosh

Ken Strickland
Notary Public, State of Texas
My Commission Expires: 4-13-89
KEN STRICKLAND
Stamped or printed name of Notary Public

JIM P. LEACH

PROPERTY OWNER: Jim P. Leach

ADDRESS: Box 2124
Hamshire, TX 78048

STATE OF Texas
COUNTY OF Tarrant

This instrument was acknowledged before me on the 30th day
of June, 1985 by DALE GAGE

Dale Gage
Notary Public, State of Texas
My Commission Expires: 9-29-88
DALE GAGE
Stamped or printed name of Notary Public

[Faint circular notary stamp]

(P. 003)

MODIFICATION OF RESTRICTIONS FOR OLEN OAKS ESTATES, KERR COUNTY, TEXAS.

VOL: 332 PAGE 600

PROPERTY OWNER: Amos E. and wife Juanita D. Cloninger
ADDRESS: 2210 Oak Hill Drive,
Arlinton, Texas 76011

STATE OF Texas I
COUNTY OF Tarrant I

This instrument was acknowledged before me on the
of June, 1985 by Amos E. Cloninger
and Juanita D. Cloninger

Jeanette Peppers
Notary Public, State of Texas
My Commission Expires: 11-6-88
Jeanette Peppers, Notary Public
Tarrant County, Texas
Stamped or printed name of Notary Public

PROPERTY OWNER: NEIL WILLIAMSON
ADDRESS: 338 ROCK RIDGE ROAD
KERRVILLE, TEXAS 78028

STATE OF I
COUNTY OF I

This instrument was acknowledged before me on the 28th day
of May, 1985 by Neil Williamson
Neil Williamson

Laramie N. Mathison
Notary Public, State of Texas
My Commission Expires: 6/6/85
Laramie N. Mathison
Stamped or printed name of Notary Public

(Page 2)

DEAN R. WHITE

VOL. 332 PAGE 601

PROPERTY OWNER:

Dean R. White

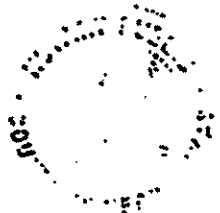
ADDRESS:

*813 W. Rock 78028
Freswell, TX*

STATE OF TEXAS I

COUNTY OF TARRANT I

This instrument was acknowledged before me on the 12th day
of JUNE, 1985 by DEAN R. WHITE.



Marie T. Peterson
Notary Public, State of

My Commission Expires: Jan 31, 1989

MARIE T. PETERSON
Stamped or printed name of Notary Public

65

C.D.N. 51

WILLETIA M. WILHELM

VOL. 332 PAGE 602

PROPERTY OWNER: Willetta M. Wilhelm

ADDRESS: 351 Secret Valley
Kerrville Texas 78028

STATE OF Texas I
COUNTY OF Kerr I

This instrument was acknowledged before me on the 31st day
of May, 1985 by Willetta Wilhelm.

Virginia Leal
Notary Public, State of

My Commission Expires: 5-2-88

Virginia Leal
Stated or printed name of Notary Public

GLEN OAKS
SUBDIVISION

NO 5



PROPERTY OWNER: STEVEN S. MONROE

ADDRESS: 342 SECRET VALLEY
KERRVILLE, TEXAS 78028

STATE OF Texas I
COUNTY OF Kerr I

This instrument was acknowledged before me on the 30th day
of May, 1985 by Steven S. Monroe

John H. Logee
Notary Public, State of

My Commission Expires: _____

Notary Public, State of Texas
Stated or printed name of Notary Public



(Page 1)

JOAN KISIDA & LOUIS KISIDA

55

PROPERTY OWNER:

Joan Kisida & Louis Kisida

ADDRESS:

170 Franklin Rd. Big John Kisida Park

STATE OF

Missouri, 7-10-1985

COUNTY OF

Kearney

This instrument was acknowledged before me on the 30 day of May, 1985 by *Joan Kisida*

Linda Andrews Lee
NOTARY PUBLIC, STATE OF *Missouri*

My Commission Expires: *2-14-88*

LINDA ANDREWS LEE

Notary Public, State of Missouri
Signature or printed name of Notary Public

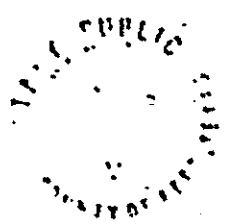


BESSIE M. SWINNEY

PROPERTY OWNER: Bessie M. Swinney
ADDRESS: 310 West Valley
Kennelwood TX 78028

STATE OF Texas
COUNTY OF Blair

This instrument was acknowledged before me on the 29 day
of May, 1985 by Bessie M. Swinney.



Alice Halpin
Notary Public, State of Texas
My Commission Expires: _____

Stamp or printed name of Notary Public

10-19-88.

ANDREW W. & ESTHER M. HALPIN

PROPERTY OWNER: Andrew W. & Esther M. Halpin
ADDRESS: 657 N. C. Street, Dallas
Texas 75201

33
55

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 25 day
of May, 1985 by Andrew W. & Esther M. Halpin

Alice Halpin
Notary Public, State of Texas
My Commission Expires: _____
Stamp or printed name of Notary Public

RESTRICTIONS FOR
GLEN OAKS ESTATES
KERR COUNTY, TEXAS

01629

VOL 364 PAGE 321

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED PROPERTY OWNERS WITHIN THE BOUNDARIES OF THE GLEN OAKS ESTATES (FORMALLY KNOWN AS GLEN OAKS SUBDIVISIONS 1, 2, 3, 4 & 5) DESIRE TO MODIFY AND REPUBLISH COVENANTS, CONDITIONS AND RESTRICTIONS OF THE INSTRUMENTS HERETOFORE DESIGNATED AS RESTRICTIONS FOR GLEN OAKS SUBDIVISIONS NO. 1, 2, 3, 4 & 5.

THE AFOREMENTIONED RESTRICTIONS ARE FILED OF RECORD IN VOL 130, PAGE 622 FOR GLEN OAKS SUBDIVISION 1; VOL 206, PAGE 311 FOR GLEN OAKS SUBDIVISION 2 AND IN VOL 194, PAGE 279 FOR GLEN OAKS SUBDIVISIONS NO. 3, 4 AND 5 OF THE KERR COUNTY DEED RECORDS.

ALL RESTRICTIONS AND MODIFICATIONS SHALL APPLY TO ALL OF THE TRACTS OF LAND IN THE GLEN OAKS ESTATES (FORMALLY KNOWN AS GLEN OAKS SUBDIVISIONS 1, 2, 3, 4 & 5); A PLAT OF SAID SUBDIVISIONS HAVE BEEN HERETOFORE FILED OF RECORD IN THE PLAT RECORDS OF KERR COUNTY, TEXAS AS FOLLOWS:

SUBDIVISION ONE.....	VOL. 130,	PAGE 623
- SUBDIVISION TWO.....	VOL. 4	PAGE 87
SUBDIVISION THREE.....	VOL. 3	PAGE 39
SUBDIVISION FOUR.....	VOL. 3	PAGE 43
SUBDIVISION FIVE.....	VOL. 3	PAGE 46

ALL RESTRICTIONS AND MODIFICATIONS, AS HEREIN ADOPTED, SHALL BE IN EFFECT FROM DATE OF FILING IRRESPECTIVE OF ANY ALLEGED PREVIOUS RESTRICTION VIOLATIONS.

COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTEEES AND ALL PERSONS ACQUIRING TITLE UNDER THEM UNTIL JANUARY 1, 2001, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AND UNTIL BY DULY RECORDED INSTRUMENTS, SIGNED BY A MAJORITY OF THE PROPERTY OWNERS IN SAID SUBDIVISIONS, IT IS AGREED TO CHANGE SAID COVENANTS, CONDITIONS AND RESTRICTIONS, IN WHOLE OR IN PART.

IF GRANTEEES OR ANY OF THEIR RESPECTIVE HEIRS, SUCCESSORS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS DURING ANY OF THE REAL PROPERTY SITUATED IN THE ABOVE REFERRED GLEN OAKS ESTATES, TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY 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, ALL OF WHICH REMEDIES ARE TO BE CUMULATIVE.

1. LAND USE THE ABOVE DESCRIBED PROPERTY HEREIN CONVEYED SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY; SAID PROPERTY SHALL NOT BE USED FOR BUSINESS PURPOSES OF ANY CHARACTER, NOR HAVE ANY COMMERCIAL OR MANUFACTURING PURPOSE, THE TERM "RESIDENTIAL PURPOSES" SHALL MEAN SINGLE FAMILY DWELLINGS CONSTRUCTED ON THE PROPERTY SITE. NO MORE THAN ONE DWELLING SHALL BE CONSTRUCTED ON ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND LOCATED IN ANY OF THE GLEN OAKS ESTATES.

2. GLEN OAKS ESTATES BUILDING BOARD : A THREE MEMBER BUILDING BOARD SHALL BE ELECTED BY THE COMMUNITY ACTION GROUP AND SERVE AS THEIR REPRESENTATIVES TO PROVIDE AUTHORITY AND ENFORCEMENT OF CERTAIN RESTRICTIONS AND COVENANTS CONCERNING BUILDING CONSTRUCTION AND LAND USAGE WITHIN THE GLEN OAKS ESTATES SUBDIVISIONS.

THE BUILDING BOARD MEMBERS SHALL CONSIST OF PROPERTY OWNERS IN RESIDENCE IN ONE OR MORE OF THE AFOREMENTIONED SUBDIVISIONS OF THE GLEN OAKS ESTATES. THE COMMUNITY ACTION GROUP WILL APPOINT OR REPLACE BUILDING BOARD MEMBERS AS NECESSARY OR WHEN APPROPRIATE TO DO SO. PERSONS WISHING TO CONTACT THE GLEN OAKS ESTATES BUILDING BOARD MAY DO SO BY WRITING TO "COMMUNITY ACTION GROUP P.O. BOX 124 KERRVILLE, TEXAS".

3. APPROVAL OF CONSTRUCTION PLANS, SEPTIC SYSTEMS AND OUT-BUILDINGS : PRIOR TO THE START OF CONSTRUCTION OF ANY DWELLING, OR SUBSEQUENT ADDITIONS OR MODIFICATIONS TO AN EXISTING DWELLING, ON ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES, THE BUILDING PLANS OF SUCH DWELLING OR ANY ADDITIONS OR MODIFICATIONS TO EXISTING DWELLINGS, ACCOMPANIED BY THE SUBDIVISION PLAT OF SUCH DWELLING, MUST FIRST BE SUBMITTED TO THE GLEN OAKS ESTATES BUILDING BOARD FOR APPROVAL.

DWELLING CONSTRUCTION PLANS MUST ALSO BE ACCOMPANIED BY A CERTIFIED APPROVAL FROM THE UGRA, OR THE ACTING AUTHORITY FOR WASTE WATER DISPOSAL, FOR THE COMPLETE

SEPTIC SYSTEM TO BE USED FOR SAID DWELLING.

VOL. 364 PAGE 322

PLANS FOR THE CONSTRUCTION OF ANY OUT-BUILDINGS LARGER THAN 100 SQUARE FEET IN FLOOR SPACE MUST BE APPROVED BY THE BUILDING BOARD BEFORE ANY CONSTRUCTION IS STARTED.

A WRITTEN NOTICE, REFLECTING THE APPROVAL OR DISAPPROVAL OF THE SUBMITTED BUILDING PLANS AND SEPTIC SYSTEM WILL BE EITHER MAILED OR DELIVERED TO THE PROPERTY OWNER BY THE BUILDING BOARD WITHIN 10 DAYS AFTER RECEIPT OF THE DWELLING AND/OR OUT-BUILDING PLAN AND PLAT.

4. DWELLING SIZE, BUILDING SET-BACK AND EXTERIOR MATERIAL : NO DWELLING SHALL BE CONSTRUCTED ON ANY PLATTED LOT, TRACT OR PART, OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES SUBDIVISIONS WHICH CONTAINS LESS THAN 1500 SQUARE FEET OF LIVING AREA. THE LIVING AREA SHALL BE EXCLUSIVE OF OPEN PORCHES, TERRACES, PATIOS, DRIVEWAYS, CARPORTS AND GARAGES.

THE MINIMUM DEPTH OF SET-BACK FOR DWELLINGS IN THE GLEN OAKS ESTATES SUBDIVISIONS 2, 3, 4 & 5, IS 50 FEET AS MEASURED FROM THE SURVEYED LINE FRONTING EACH PLATTED LOT, TRACT, PART OR PARCEL OF LAND. THE MINIMUM DEPTH OF SET-BACK FOR DWELLINGS IN GLEN OAKS ESTATES SUBDIVISION 1, IS 100 FEET AS MEASURED FROM THE CENTER LINE OF THE EXISTING ROAD FRONTING THE OWNERS PROPERTY.

ALL DWELLINGS (INCLUDING ALL ADDITIONS AND MODIFICATIONS SUBSEQUENTLY MADE TO ANY DWELLING) CONSTRUCTED ON ANY PLATTED LOT, OR TRACT, OR PART, OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES MUST HAVE NOT LESS THAN 50% OF THE EXTERIOR WALLS COVERED BY BRICK, MASONRY (MASONRY IS NOT TO BE CONSTRUCTED AS INCLUDING PAINTED OR UNPAINTED CONCRETE BLOCKS OR COMMON CLAY TILES), AUSTIN STONE, OR SIMILAR MATERIAL. NO ASBESTOS SHINGLE SIDING SHALL BE PERMITTED AS AN EXTERIOR SIDING ON ANY DWELLING.

ALL CONSTRUCTION UPON RESIDENTIAL LOTS SHALL BE COMPLETED WITHIN A REASONABLE PERIOD OF TIME, NOT TO EXCEED ONE YEAR. DWELLINGS SHALL BE CONSTRUCTED ON THE LOT SO AS TO FRONT UPON THE STREET WHICH SUCH LOTS FACE AND NO IMPROVEMENTS, INCLUDING ANY BUILDING OR PART THEREOF SHALL EXTEND BEYOND THE MINIMUM SET-BACK LINE AT THE FRONT OR SIDE OF THE LOT.

DEFINITIONS DEFINED

DWELLING : MEANS A HOUSE FOR RESIDENTIAL PURPOSES CONTAINING ONE LIVING UNIT. A UNIT IS FOR A SINGLE FAMILY RESIDENCE.

5. RESUBDIVIDING : NO SUBDIVIDING OR RESUBDIVIDING OF ANY PLATTED LOT, OR TRACT, OR PART, OR PARCEL OF LAND LOCATED IN GLEN OAKS ESTATES SUBDIVISIONS WILL BE PERMITTED. THE ONLY EXCEPTION TO THE ABOVE APPLIES TO PROPERTY OWNERS WHO HAVE DEEDS SPECIFICALLY STATING THAT THEY MAY SUBDIVIDE OR RESUBDIVIDE, IN A PRESCRIBED MANNER, THEIR PLATTED LOT, TRACT, PART OR PARCEL OF LAND.

THE CONSTRUCTION PLANS FOR ANY DWELLING OR UNIT OR OTHER BUILDINGS FOR ANY RESUBDIVIDED LOTS OR TRACTS MUST MEET THE RESTRICTIONS OUTLINED IN SECTIONS 3 AND 4 OF THESE GLEN OAKS ESTATES RESTRICTIONS.

6. OTHER LAND USE : NO MOTOR HOME, TRAVEL TRAILER, MOBILE HOME, MODULAR HOME, HOUSE TRAILER, CAMPING TRAILER, CAMPER, CAMPER BODY, BOAT, TRUCK OR BUS BODY, BASEMENT (UNLESS PART OF A COMPLETE HOME), TENT, SHACK, GARAGE, BARN OR OTHER BUILDING SHALL AT ANY TIME BE USED AS LIVING QUARTERS OR AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

MOBILE HOME AND MODULAR HOME DEFINED :

".....ANY STRUCTURE TRANSPORTABLE IN ONE OR MORE SECTIONS ON EITHER A PERMANENT OR TEMPORARY CHASSIS OR OTHER CONVEYANCE DEVICE, WHICH IS EIGHT BODY FEET OR MORE IN WIDTH AND IS 32 BODY FEET OR MORE IN LENGTH AND WHICH IS MANUFACTURED AT A LOCATION OTHER THAN THE HOMESITE AND WHICH IS DESIGNED TO BE CONNECTED TO THE REQUIRED UTILITIES AND INCLUDES THE PLUMBING, HEATING, AIR CONDITIONING AND ELECTRICAL SYSTEMS CONTAINED AS WELL AS ANY FURNITURE, APPLIANCES, DRAPES, CARPET, WALL COVERING, OR ANY OTHER ITEMS WHICH ARE ATTACHED TO OR ARE CONTAINED IN THE HOME AND WHICH ARE INCLUDED IN THE CASH PRICE AND SOLD IN CONNECTION WITH THE HOME. SUCH TERMS SHALL INCLUDE ALL MOBILE HOMES AND MODULAR HOMES WHICH SATISFY THE ABOVE DEFINITION."

7. OTHER STRUCTURES : NO STRUCTURE SHALL BE MOVED ONTO ANY PLATTED LOT,

TRACT, OR PART, OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES SUBDIVISIONS UNLESS IT SHALL CONFORM TO THE BUILDING RESTRICTION SPECIFICALLY MENTIONED IN SECTIONS 3 AND 4 CONTAINED IN THESE MODIFIED RESTRICTIONS.

8. TEMPORARY BUILDINGS: NO TEMPORARY BUILDINGS SHALL BE ERECTED OR MAINTAINED ON ANY LOT EXCEPT DURING ACTUAL CONSTRUCTION OF A DWELLING BEING ERECTED THEREON, AND THAT SUCH TEMPORARY BUILDINGS MUST BE ON THE LOT ON WHICH CONSTRUCTION IS IN PROGRESS AND NOT ON ADJOINING LOTS, STREET OR EASEMENT. NO SUCH TEMPORARY BUILDING SHALL BE USED FOR RESIDENTIAL PURPOSES DURING CONSTRUCTION. AT COMPLETION OF CONSTRUCTION, THE TEMPORARY BUILDING MUST BE REMOVED WITHIN 10 DAYS. AFTER THE COMPLETION OF THE DWELLING, IT WILL BE PERMISSIBLE TO ERECT A SMALL TOOL OR WOOD SHED, NO LARGER THAN 10 X 10 X 8 FEET AND WHICH WILL CONFORM WITH THE HARMONY OF THE SURROUNDING AND ADJACENT AREA.

9. ANIMALS: NO POULTRY OR LIVESTOCK, OTHER THAN HORSES, MAY BE KEPT ON ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND LOCATED IN THE GLEN OAKS ESTATES. DOGS, CATS OR OTHER DOMESTICATED HOUSEHOLD PETS MAY BE KEPT PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES. ANIMALS, ESPECIALLY DOGS AND CATS, MUST NOT BE PERMITTED TO ROW UNATTENDED AT ANYTIME.

10. LEGAL AND NOXIOUS USE: NO PREMISES OR ANY PART THEREOF SHALL BE USED FOR ILLEGAL OR IMMORAL PURPOSES. NOTHING SHALL BE DONE ON ANY PREMISE THAT MAY BE OR BECOME OBNOXIOUS OR DANGEROUS TO THE OCCUPANTS OR OWNERS OF ANY OTHER PREMISES BY REASON OF FIRE, SMOKE, ODOR, NOISE, FUMES, VAPORS, GLARE OR UNSIGHTLINESS.

11. DUMPING AND PROPERTY MAINTENANCE: NO PREMISES SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE MATERIALS. LOTS AND PREMISES MUST BE MAINTAINED TO CONFORM TO SURROUNDING AND ADJACENT PROPERTIES.

PREMISE DEFINED

"...ANY PLATTED LOT, TRACT, PART OR PARCEL OF LAND, WITH OR WITHOUT A RESIDENTIAL BUILDING OR DWELLING."

12. STORAGE OF MATERIALS AND OTHER ITEMS: STORAGE OF ANY TYPE OR KIND OF MATERIAL IS PROHIBITED UPON ALL PREMISES EXCEPT BUILDING MATERIALS MAY BE PLACED OR STORED UPON A LOT WHEN THE BUILDER IS READY TO COMMENCE IMPROVEMENTS AND THEN SUCH MATERIALS SHALL BE PLACED WITHIN THE PROPERTY LINES OF THE LOT OR PARCEL OF LAND UPON WHICH IMPROVEMENTS ARE TO BE ERECTED, AND SHALL NOT BE PLACED IN THE STREET. NO STUMPS, TREES, UNDERBRUSH OR ANY REFUSE OF ANY KIND, OR SCRAP METAL FROM THE IMPROVEMENTS BEING ERECTED ON ANY LOT SHALL BE PLACED ON ANY ADJOINING LOTS, STREET OR EASEMENTS. ALL SUCH MATERIALS, IF NOT DISPOSED OF IMMEDIATELY, MUST REMAIN ON THE PROPERTY UPON WHICH CONSTRUCTION WORK IS IN PROGRESS, AND AT THE COMPLETION OF SUCH IMPROVEMENTS, SUCH MATERIALS MUST BE IMMEDIATELY REMOVED FROM THE PROPERTY.

13. GARBAGE CANS: NO GARBAGE CAN OR REFUSE CONTAINERS SHALL BE PLACED OR PERMITTED TO REMAIN AT THE FRONT OF A DWELLING EITHER WITHIN THE STREET OR UPON THE LOT EXCEPT UPON THOSE DAYS SCHEDULED FOR GARBAGE AND REFUSE COLLECTION BY A PUBLIC AGENCY OR A PRIVATELY CONTRACTED COLLECTOR.

14. EASEMENTS: THE USE OF EASEMENTS AS SHOWN ON THE RECORDED PLAT ARE GRANTED TO KERR COUNTY, TO THE PUBLIC AND TO UTILITY COMPANIES AS SET FORTH ON SAID PLAT FOR THE PURPOSES OF ROADS, DRAINAGE, WATER, ELECTRICAL AND TELEPHONE LINES AND CONDUITS. IN THE EVENT THAT NO EASEMENTS ARE SHOWN ON SAID RECORDED PLAT, THEN 10 FEET IN FRONT OF THE SURVEYED LOT LINE ACROSS THE FRONT OF EACH AND EVERY LOT IS RESERVED AND HEREBY DEDICATED FOR UTILITY PURPOSES. NO STRUCTURE SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES OR WHICH MAY CHANGE THE DIRECTION OF FLOW OF WATER THROUGH DRAINAGE CHANNELS IN THE EASEMENTS. THE EASEMENT AREA OF EACH LOT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT WHERE THE COUNTY OR PUBLIC AUTHORITY OR UTILITY COMPANIES HAVE AGREED TO ASSUME RESPONSIBILITY.

IN THE EVENT ANY ONE OR MORE OF THESE COVENANTS, RESERVATIONS OR RESTRICTIONS SHALL BECOME OR BE HELD INVALID BY REASON OF ABANDONMENT, WAIVER OR JUDICIAL DECISION, SAME SHALL IN NO WAY AFFECT OR IMPAIR THE VALIDITY OF THE OTHER COVENANTS, AGREEMENTS, RESERVATIONS OR RESTRICTIONS HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

Erwin E. Grimes
x *Billie M. Grimes* GLEN OAKS #1

VOL. 364 PAGE 324

PROPERTY OWNER: Erwin E. Grimes, Billie N. Grimes
ADDRESS: 824 Southway Drive
Kerrville, TX 78028

STATE OF Texas I
COUNTY OF Kerr I

This instrument was acknowledged before me on the 19 day
of July, 1985 by Erwin E. Grimes, Billie N. Grimes.

Sandra Lea Pratt
Notary Public, State of

My Commission Expires: 5/29/88

Sandra Lea Pratt
Stamped or printed name of Notary Public



GLEN OAKS #1

PROPERTY OWNER: MRS. H.C. WALLACE
ADDRESS: 816 Southway DR.
KERRVILLE, TEXAS

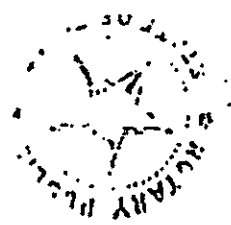
STATE OF Texas I
COUNTY OF KERR I

This instrument was acknowledged before me on the 24th day
of June, 1985 by Mrs. H.C. Wallace.

Joseph W. Arnold
Notary Public, State of

My Commission Expires: 8/29/88

Joseph W. Arnold
Stamped or printed name of Notary Public



CA

SIGNATURE OF
PROPERTY OWNER(S):

Hugh M. Henry

Hugh M. Henry
please type or print name(s)

ADDRESS:

709 S. Moore Ave. Apt. # 211
K. H., Tx 78065

STATE OF TEXAS X

COUNTY OF X

This instrument (a modification of Glen Oaks Estates

Restrictions) was acknowledged before me on this 27th day

of September, 1985, by Joseph M. Henry
Notary Public, State of Texas

My Commission Expires 8/29/85

Joseph M. Henry
Stamped or printed name of Notary Public.



SEAL

1 D 111

SIGNATURE OF
PROPERTY OWNERS(S):

M. S. Beemer
GLEN E. BEEMER

Patricia T. Beemer

PATRICIA T. BEEMER
please type or print name(s)

ADDRESS:

334 SECRET VALLEY, MCKINNEY, TX

STATE OF TEXAS X

COUNTY OF X

This instrument (a modification of Glen Oaks Estates
Restrictions) was acknowledged before me on this Sunday
of February, 1985, by Joseph W. Arnold
Notary Public, State of Texas

My Commission Expires 3/29/85

Joseph W. Arnold
Stamped or printed name of Notary Public.



SEAL

PROPERTY OWNER: Bill Lewis

ADDRESS: 237 Linbeck Dr
Blairsville Ga 30512

STATE OF I
COUNTY OF I

This instrument was acknowledged before me on the 29th day
of July, 1985 by Bill Lewis.

Barbara Marie LaSous
Notary Public, State of

My Commission Expires: 1-5-87

Stamped or printed name of Notary Public



1-5-87

FILED FOR RECORD
9:57 ~~AM~~ AM

FEB 27 1986

PATRICIA DYE
Clerk County Court, East County, Texas
BPO, Brownsville, Texas

*Sold by:
Community Action League*

RETURN TO:
DEAN J HENRIGER
711 RAIN ROCK RD
KENDALLICE TX 79829

59/421

EASEMENT AND RIGHT OF WAY

THE STATE OF TEXAS, }
COUNTY OF KERR

KNOWN ALL MEN BY THESE PRESENTS:

That L. A. Schreiner of _____

_____ of _____ County, Texas, for and in consideration of the advantages which will accrue to me (us) by the construction of the electric transmission and/or distribution line hereinafter described, have granted, sold and conveyed and by these presents do grant, sell and convey unto Texas Power & Light Company, an easement and right-of-way for an electric transmission and/or distribution line, consisting of variable numbers of wires, and all necessary or desirable appurtenances (including poles made of wood, metal or other materials, telephons and telegraph wires, props and guys), at or near the location and along the general course now located and staked out by the said Company, over, across and upon the following described lands located in Kerr County, Texas, to-wit:

Being a description of the Texas Power & Light Company's Kerrville Rural Distribution Extension to serve patrons along survey near the Guadalupe River, as now surveyed and located across the land of L. A. Schreiner in the Thos. L. Waddell Survey No. 145. Beginning at a point in the center line of a property line running northeast and southwest, dividing the land of L. A. Schreiner and Mrs. L. B. Merritt; said point being located 314 feet, more or less, southwest of a public road, thence in a westerly direction from said point or survey station G plus 76 to Station 12 plus 98 a T. P. & L. Co. angle pole. Thence in a westerly direction to station 18 plus 19, said station being 1142 feet from the point of beginning.

This property is no part of my homestead.

L. A. Schreiner

Not more than 5 poles, 7 stubs, and 5 guys, shall be erected along the course of said line;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, hanging new wires on, maintaining and removing said line and appurtenances; the right to relocate the line in the same relative position to the adjacent road if and as widened in the future; the right to remove from said land all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency of said line or its appurtenances.

TO HAVE AND TO HOLD the above described easement and rights unto the said Company, its successors and assigns, until said line shall be abandoned.

And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives, to warrant and forever defend all and singularly the above described easement and rights unto the said Company, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand this 3d day of August 1938
Sealed and delivered in the presence of: L. A. Schreiner

THE STATE OF TEXAS, }
COUNTY OF KERR

BEFORE ME, J. C. Woodward, a Notary Public in and for _____
Kerr County, Texas, on this day personally appeared L. A. Schreiner
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 3d day of August A. D. 1938
(SEAL) J. C. Woodward
Notary Public, Kerr County, Texas.

THE STATE OF TEXAS, }
COUNTY OF KERR

BEFORE ME, _____, a Notary Public in and for _____
County, Texas, on this day personally appeared _____
wife of _____, known to me to be the person whose name is subscribed to the foregoing instrument
and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the
said _____, acknowledge such instrument to be her act and deed, and declared that
she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A. D. 19____
(SEAL) _____
Notary Public, Kerr County, Texas.

Filed for record 24 day of AUG. A. D. 1938 at 5:30 o'clock P.M.
Recorded the 24 day of AUG. A. D. 1938 at 10:45 o'clock A. M.