

E. J. HOOD

TO

THE PUBLIC

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

That I, E. J. Hood, of Travis County, Texas, being the owner of Lakewood Park, Section One (1), a Subdivision in Travis County, Texas, as shown by the plat of said Subdivision recorded in Volume 9, Page 107, of the Plat Records of Travis County, Texas, do hereby impress all of the property included in said Lakewood Park, Section One (1) with the following restrictions and covenants:

1. All lots shall be used for residential purposes with not exceeding one residence on any lot except as expressly provided in these restrictions.

2. No trade or profession of any character shall be carried on within or on any lot.

3. No apartment house, house trailers, tent, shack, garage apartment or other out-building shall be placed, erected or be permitted to remain on any residential lot, nor shall any structure of temporary character be used at any time as a residence thereon. A separate garage building of one story not to exceed six hundred (600) square feet of ground area not to house more than three cars will be permitted.

4. No structure shall be erected or placed on any lot which has an area of less than ten thousand (10,000) square feet and a width of less than fifty (50) feet at the front building set back line as shown on the plat by broken lines. No corner lot shall be resubdivided so as to admit of an additional dwelling facing on a side street. No improvements shall be erected, altered,

placed, or be permitted to remain on any lot other than one dwelling which shall not exceed two stories in height and which shall not cover exceeding thirty-five per cent (35%) of the lot or lots area acquired for the erection of said dwelling, but no portion of the lot or lots used in the calculation of area thus specified shall be sold, rented, leased, demised, conveyed to or otherwise disposed of but must be used with such dwelling. Ornamental structures, fences and walls are permitted, subject to the approval in writing of a recognized landscape architect or subdivider.

5. No dwelling shall be located or erected on any lot nearer than is shown by the set back line shown on the plat of this Subdivision which set back line shall govern the set back requirement from any street line nor nearer than ten (10) feet to any side lot line except that the total combined set-back from both sides shall in no event be less than thirty-five (35) feet.

6. The dwelling shall be recognized standard construction to cover not less than one thousand four hundred (1,400) square feet of ground floor area calculated exclusive of garage and open porches.

7. Each house shall be connected to a septic tank of a design and capacity meeting the requirements of the Texas State Health Department and in accordance with the specifications on the plat, or sewer.

These provisions are hereby declared to be conditions, restrictions, uses and covenants running with the land and shall be fully binding on all persons acquiring property in Lakewood Park, Section One (1) whether by descent, devise, purchase or otherwise, and every person by the acceptance of title to any lot of this Subdivision shall thereby agree to abide by and fully perform the foregoing conditions, restrictions, uses and covenants, which shall be binding until January 1, 1980. On and after

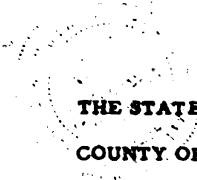
January 1, 1980, said conditions, restrictions, uses and covenants shall be automatically extended to successive periods of ten (10) years unless changed in whole or in part by a vote of two-thirds (2/3) majority of the then owners of the lots in Lakewood Park, Section One (1), each lot to admit of one vote.

If any person or persons shall violate or attempt to violate any of said conditions, restrictions, uses and covenants, it shall be lawful for any other person or persons owning any of said lots to prosecute proceedings at law or in equity against the person or persons violating or attempting such violations to prevent him or them from so doing or to recover damages for such violations.

Invalidation of any one or any part of these conditions, restrictions, uses, or covenants by judgment or court order shall in no wise affect any of the others which shall remain in full force and effect.

WITNESS MY HAND this the 15 day of September, A.D. 1959.

E. J. Hood
E. J. Hood



THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally appeared E. J. Hood, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of September, A.D. 1959.

S. J. Reiser
Notary Public in and for Travis County, Texas

Filed Oct 21 1959 at 10:00 A.M.
Recorded Oct 23 1959 at 9:00 A.M.