

THE STATE OF TEXAS :  
 :  
 COUNTY OF TRAVIS :

KNOW ALL MEN BY THESE PRESENTS,

That I, David B. Barrow (hereinafter called Developer), owner of certain lots in Northwest Hills, Section Five Addition, of Austin, Travis County, Texas, as shown on plat thereof, recorded in Book 11, Page 9 of the Travis County Plat Records, and having an undivided interest in certain other lots in said Northwest Hills Section Five Addition, do hereby impress all of the property included in Northwest Hills, Section Five Addition, with the following restrictions, covenants, conditions and uses, insofar as my interest is concerned, being the same restrictions, covenants, conditions and uses impressed upon said subdivision by Austin Corporation this same date, of record in Book 2376, Page 4 of the Travis County Deed Records:

1. Designation of Use

All lots shall be used for single family residential purposes, with not more than one residence on any lot. No lot shall be used for a trade or profession; nor shall anything be done on any lot which may be or may become an annoyance or nuisance to the neighborhood. The Developer, however, may erect a temporary sales office on any lot selected by him, in accordance with the Zoning Regulations of the City of Austin.

2. Retention of Easements

Easements are reserved as indicated on the recorded plat.

3. Temporary Structures and Garage Apartments

No apartment house, house trailer, tent, shack, garage apartment or other out-building shall be placed, erected, or permitted to remain on any lot or plat, nor shall any structure of temporary character be used at any time as a residence thereon.

4. Separate Garages, Guest Houses, etc.

A separate garage building, servants' quarters of one story, or a one story guest house not to exceed 600 square feet of floor area will be permitted, provided that such structure, or structures must be attached to the main residence by a common wall or by a covered passage-way, provided that the main dwelling be substantially completed prior to said erection and provided further that all other restrictions, covenants, conditions and uses herein are complied with.

5. Minimum Plat Size

No structure shall be erected or place on any plot which plot has an average width of less than 80 feet. No subdivision of existing lots shall be made which would create an additional lot or plot; but this shall not prevent the modifying of boundaries of original lots in conformity with the above minimum width. For the purpose of these restrictions, a "plot" shall consist of a lot or lots having a contiguous frontage and having an average width of not less than 80 feet.

6. Size and Construction of Dwellings

All dwellings shall be of recognized standard construction. The dwelling erected on any plot shall cover not less than 1,800 square feet of floor area of which not less than 1,600 square feet shall be in the house proper, exclusive of garage and porches. Ornamental structures, fences and walls are permitted subject to approval in writing of the Developer, or in the alternative, by the Architectural Committee referred to under Paragraph No. 8.

7. Set-Back, Front Line, Side Line and Rear Line

No structure shall be located or erected on any lot nearer to the front plot line than twenty-five (25) feet, no nearer than five (5) feet to any side plot line, except that the total combined setback from both sides shall in no event be less than fifteen (15) feet, nor nearer than twenty (20) feet to the rear plot line.

