

THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

APR 28-1222- 8360 \* 3.50

KNOW ALL MEN BY THESE PRESENTS:

352  
58-4660

That we, AUSTIN CORPORATION, a corporation, acting herein by and through its President, David B. Barrow and Leon Whitney (hereinafter called Developers) owners of NORTHWEST HILLS, NORTHWEST OAKS III ADDITION, of Austin, Travis County, Texas, as shown on the amended plat thereof, recorded in Book 58, Page 52, of the Travis County Plat Records, do hereby impress all of the property included in NORTHWEST HILLS, NORTHWEST OAKS III ADDITION, with the exception of Lots Six (6), Seven (7), Eight (8) and Nine (9), Block N, with the following restrictions, covenants, conditions and uses:

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 as annoyance or nuisance to the neighborhood. The Developers, however, may erect a temporary sales office on any lot selected by them, 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 outbuilding shall be placed, erected, or permitted to remain on any lot or plot, 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 passageway, 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 Plot Size

No structure shall be erected or placed on any plot which plot has an average width of less than 80 feet. No resubdivision 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 by the Developers, or in the alternative by the Architectural Committee referred to under Paragraph No. 9. Buildings constructed on all lots in Blocks D, P, Q and on Lots 4 through 28 in Block M, Lots 5 through 9 in Block L, and Lot 13 in Block J shall have wood shingle, tile, slate or metal roofs unless flat.

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, nor 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 fifteen (15) feet to the rear plot line.

DEED RECORDS  
Travis County, Texas

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8. Maintenance of Island Park

The owners of Lots 11, 12, 13 and 14, Block P, are responsible for the maintenance of the Island Park across the street from these lots. The Developer, Leon Whitney, is responsible for the initial landscaping of the Island Park.

58-4661

9. Architectural Control and Building Plans

For the purpose of insuring the development of the subdivision as a residential area of high standards, the Developers, or, in the alternative, an Architectural Committee appointed at intervals of not more than five years by the then owners of a majority of the lots in NORTHWEST HILLS, NORTHWEST OAKS III ADDITION reserves the right to regulate and control the buildings or structures or other improvements placed on each lot. No building, wall, or other structure shall be placed upon such lot until the plan thereof and the plot plan have been approved in writing by the Developers, as follows: Austin Corporation: Lots 11, 12 and 14 through 25 in Block J; Lots 1 through 4 in Block L; Lots 2 and 3 in Block M; and Lots 2, 3 and 4 in Block N; Leon Whitney: Lot 13 in Block J; Lots 5 through 9 in Block L; Lots 4 through 28 in Block M; Lots 5 through 9 in Block N; and all lots in Blocks D, P and Q. Refusal of approval of plans and specifications by the Developers, or by the said Architectural Committee, may be based on any ground, including purely aesthetic grounds, which in the sole and uncontrolled discretion of the Developers or Architectural Committee shall seem sufficient. No alterations in the exterior appearance of any building or structure shall be made without like approval. No house or other structure shall remain unfinished for more than two years after the same have been commenced.

10. General Covenants

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 NORTHWEST HILLS, NORTHWEST OAKS III ADDITION, whether by descent, devise, purchase or otherwise, and every person by the acceptance of title to any lot of this subdivision shall agree to abide by and fully perform the foregoing conditions, restrictions, uses and covenants, which shall be binding until January 1, 1993. On and after January 1, 1993, said conditions, restrictions, uses and covenants shall be automatically extended for successive periods of ten years unless changed in whole or in part by a vote of three-fourths majority of the then owners of the lots in NORTHWEST HILLS, NORTHWEST OAKS III ADDITION, each lot, or plot, to admit of one vote.

11. Penalty Provisions

If any person or persons shall violate or attempt to violate any of the above conditions, restrictions, uses and covenants, it shall be lawful for any other person or persons owning any of the lots in NORTHWEST HILLS, NORTHWEST OAKS III ADDITION, to prosecute proceedings at law or in equity against any person or persons violating or attempting such violations to prevent him or them from so doing, or to recover damages for such violations. No act of omission on the part of any of the beneficiaries of the covenants, conditions, restrictions and uses herein contained shall ever operate as a waiver of the operation of, or the endorsement of, any such covenant, condition, restriction or use.

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 OUR HANDS this the 27th day of April, A. D. 1972.

ATTEST:

Ray Gurley  
Secretary

(CORPORATE SEAL)

AUSTIN CORPORATION

By David B. Barrow  
David B. Barrow, President

Leon Whitney 58-4662  
Leon Whitney

THE STATE OF TEXAS :  
: BEFORE ME, the undersigned authority, on this day  
COUNTY OF TRAVIS : personally appeared David B. Barrow, President of  
Austin Corporation, 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 there-  
in expressed, and in the capacity therein stated as the act and deed of  
said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 26th day of April,  
A. D. 1972.

NOTARY SEAL

Lloyd H. Gunn  
Notary Public, in and for,  
Travis County, Texas.

THE STATE OF TEXAS :  
: BEFORE ME, the undersigned authority, on this day  
COUNTY OF TRAVIS : personally appeared Leon Whitney, known to me to  
be the person whose name is subscribed to the fore-  
going 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 26th day of April,  
A. D. 1972.

NOTARY SEAL

Lloyd H. Gunn  
Notary Public, in and for,  
Travis County, Texas.

FILED  
APR 28 11 31 AM '72  
Doris Shropshire  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS  
I hereby certify that this Instrument was FILED on the  
date and at the time stamped hereon by me; and was duly  
RECORDED, in the Volume and Page of the named RECORDS  
of Travis County, Texas, as Stamped hereon by me, on

APR 28 1972



Doris Shropshire  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

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