

1-47-4197

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

WAR-3-7725m 7772 * 2.50

KNOW ALL MEN BY THESE PRESENTS,

That AUSTIN CORPORATION, a Texas corporation, acting herein by and through its President, David B. Barrow, hereinafter called Developer, owner of NORTHWEST HILLS SECTION 12 ADDITION, of Austin, Travis County, Texas, as shown on plat thereof, recorded in Book 75, Page 187 of the Travis County Plat Records, do hereby impress all of the property included in NORTHWEST HILLS SECTION 12 ADDITION 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 an annoyance or nuisance to the neighborhood. The Developer, however, may erect a temporary sales office on any lot selected by it, 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 Garage, 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 2,000 square feet of floor area of which not less than 1,800 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 Developer, or in the alternative by the Architectural Committee referred to under paragraph No. 8. Developer reserves the right to determine the location and height of all houses located in Block W.

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.

8. Architectural Control and Building Plans

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For the purpose of insuring the development of the subdivision as a residential area of high standards, the Developer, or, in its absence or inability to act, by 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 SECTION 12 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 therefor and the plot plan have been approved in writing by the Developer. Refusal of approval of plans and specifications by the Developer, 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 Developer 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.

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9. 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 SECTION 12 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, 1998. On and after January 1, 1998, 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 SECTION 12 ADDITION, each lot, or plot, to admit of one vote.

10. 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 SECTION 12 ADDITION to prosecute proceedings at law or in equity against the person or persons violating or attempting such violations to prevent him or them from doing so, or to recover damages for such violations. No act or 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 effect any of the others which shall remain in full force and effect.

EXECUTED this the 28th day of February, A. D. 1977.

(CORPORATE SEAL)

AUSTIN CORPORATION

ATTEST:

Secretary

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
and officer whose name is subscribed to the foregoing instrument and
acknowledged to me that the same was the act of the Austin Corporation,
a corporation, and that he executed the same as the act of such corpora-
tion for the purposes and consideration therein expressed and in the
capacity therein stated.

By David B. Barrow
David B. Barrow, President

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of February,
A. D. 1977.

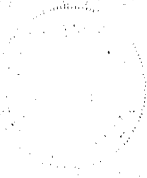
NOTARY SEAL 5736 1039

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



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FILED
MAR 3 2 23 PM '77
1-47-4199
Loris Abrogable
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 herein 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

MAR 3 1977



Loris Abrogable
COUNTY CLERK
TRAVIS COUNTY, TEXAS

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