



apartment buildings and any other outbuildings incidental to the residential use of said lot.

- 3. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality or workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set-back line.
- 4. No dwelling shall be permitted on any lot at a cost of less than 30,000. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1500 square feet for a one-story dwelling, nor less than 500 square feet for a dwelling of more than one story.
- 5. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back line shown on the recorded plat. In any event no building shall be located on any lot nearer than twenty-five feet to the front lot line, or nearer than ten feet to any side street line. No building shall be located nearer than five feet to any interior lot line except that a three (3) foot side yard shall be required for a garage or other permitted necessary building located seventy (70) feet or more from the front property line. No single family residence shall be located on any interior lot nearer than twenty-five (25) feet to the rear lot line.
- 6. No lot shall be resubdivided into nor shall any dwelling be erected or placed on any lot having a width of less than sixty-five (65) feet at the minimum building set back line, except Lots 3 and 9, Block 1; Lots 2, 3, and 4, Block 4; Lot 13, Block 7; Lots 18, 22 and 24, Block 8; Lots 16, 18, 17, 19, 20 and 22, Block 12; Lots 16, 20 and 22, Block 14; Lots 9, 10, 11, 12 and 13, Block 15; and Lots 3, 4, 6, 7, 9 and 11, Block 17.
- 7. No Lot shall be resubdivided into nor shall any dwelling be erected or placed on any lot having an area of less than 7,000 square feet except

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Lots 1, 2, 3 and 4, Block 4; Lots 2, 3, 4, 6, 7, 9, 10, 11 and 12, Block 5; Lots 15, 19, 21 and 23, Block 6; Lots 20 and 22, Block 12; and Lots 2 and 7, Block 17.

- 7. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of all lots in Marchmont Addition, except that a ten foot easement is hereby reserved over the rear of Lots 1 through 11, Block 1; Lots 1 through 4, Block 4, Lots 1 through 13, Block 5; Lots 1 through 14, Block 15; Lots 1 through 11, Block 16; and Lots 1 through 12, Block 17.
- 8. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- 9. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
- 10. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
- 11. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
- 12. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
- 13. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- 14. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same

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sight line limitations shall apply on any lot within 10 feet from the intersection of a street property lines with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

PART B - GENERAL PROVISIONS

1. The Architectural Control Committee is composed of B. H. Murray, James Young, and J. E. Crosswell, all of Houston, Texas. A majority of the Committee may designate representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore to it any of its powers and duties.
2. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within thirty days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.
3. These covenants are to run with the land and shall be binding upon all the parties and all persons claiming under them until November 1, 1984, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part. If the parties hereto, or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from doing, or to recover damages or other dues for such violation.

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4. Invalidation of any one of these covenants by judgment, or other court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

IN TESTIMONY OF WHICH THE undersigned LARCHMONT CORPORATION, a Texas corporation, owner of the above described land, has caused these presents to be executed at Houston, Texas, by its proper officers thereunto duly authorized, this the 28<sup>th</sup> day of December, A. D. 1954.

LARCHMONT CORPORATION

By: [Signature]  
President



THE STATE OF TEXAS )  
                                  )  
COUNTY OF HARRIS )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared [Signature] of Larchmont Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 28<sup>th</sup> day of December, A.D. 1954.



[Signature] LAURA KELLY  
Notary Public in and for Harris County, Texas

Filed for Record Feb 17, 1955 at 2:55 o'clock P.M.  
Recorded March 25, 1955 at 8:54 o'clock P.M.

W. D. MILLER, Clerk County Court, Harris County, Texas  
By [Signature] Deputy

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