

## MOSS OAKS SECTION II DEED RESTRICTIONS

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**The following deed restrictions were transcribed from the original and do not represent legal documents. Any inaccuracies in these transcriptions are not the responsibility of the Shadow Oaks Civic Association or any of its members.**

That we, Fred E. Porter, G.R. Mitchell, Sam W. Rogers, D.J. Kerley, R.W. Perkins, and Mrs. Joe Bass being the owners of the hereafter described property, hereby adopt the following restrictions, covenants, and conditions which shall be deemed to be covenants running with the land, said property being more fully described as follows:

All of MOSS OAKS SECTION No.2, a subdivision of 19.7141 acres of land out of the George Bellows Survey, in Harris County, Texas, according to the plat or map thereof filed under clerk's file #1383923 on the 21st day of February, 1955, in the Office of the County Clerk of Harris County, Texas.

Said restrictions being as follows, to wit:

1. Each lot shall be used for residence purposes only, and no structure shall be erected on any residential building plot other than one detached single dwelling, and the necessary outbuilding required in connection with the residence located on said premises.
2. No garage apartment or temporary structure shall be erected or moved onto any lot or lots and used as a residence. No residence consisting of less than twelve hundred fifty (1,250) square feet of living area shall be erected or moved onto any lot or lots, and all wood shall be painted with not less than two (2) coats of paint.
3. No house or other improvements shall be constructed upon said property within less than twenty-five (25') feet from the front line of said property and within less than five (5') feet from the side lines of said property.
4. No surface or open toilet or outdoor toilet shall be erected or permitted on any of said lots, and all toilets and baths shall be installed with and connected to a Sanitary Sewer. It is further agreed that said lots shall be restricted against the use, installation or operation there on of any water well, septic tank or other private sewage disposal system.
5. No livestock, chickens, or other fowls or rabbits, or swine shall be raised upon, or placed upon, said property for commercial purposes.
6. No manure or putrescible matter of any kind shall be permitted to accumulate in such a way as to become offensive or objectionable.
7. The property shall never be used for immoral or illegal purposes.
8. If the parties herein, or any of them, or their heirs, or assigns, shall violate or attempt to violate any of the covenants or restrictions herein set forth, it shall be lawful for any other person or persons owning any lots or lot under this restriction to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.
9. All of the restrictions herein set forth shall be void on and after March 1, 2005, unless at that time seventy-five (75) percent of the property owners shall by agreement extend said restrictions to run to a later date.

**THIS NOTICE** shall serve to evidence that the **RESTRICTIONS FOR MOSS OAKS, SECTION NO. 2 (and 3)**

heretofore recorded under County Clerk's File No. 1402607 in the Official Public Records of Real Property of Harris County, Texas (the "RESTRICTIONS") have been extended. Pursuant to Paragraph No. 9 of the RESTRICTIONS, at least seventy-five (75) percent of the property owners within Moss Oaks, Section No. 2, have agreed to extend the RESTRICTIONS effective as to all Lots, tracts and/or properties within Moss Oaks, Section No. 2 for an additional term of fifty (50) years [i.e., the RESTRICTIONS are extended effective through and including **February 28, 2055**].

**"Note: These Restrictions were extended by over 75% notarized majority vote to expire on March 1, 2055."**