

STATE OF TEXAS)
)
 COUNTY OF HARRIS) 944098

WHEREAS, Frank W. Sharp is the owner of the following described tract of land out of the DAVID HENSON and W. P. MORTON SURVEYS in Harris County, Texas, particularly described by metes and bounds as follows:

Being all that certain tract of land containing 89.005 acres in the David Henson and W. P. Morton Surveys, Harris County, Texas, and being more particularly described as follows:

Beginning at the intersection of the south line of Saxon Drive with the east line of Donna Bell Lane being a point located at the northwest corner of the Houston Independent School District 5 acre tract in the David Henson Survey;

Thence S. 1 deg. 14' E. 240 feet to the southwest corner of said school property;

Thence S. 88 deg. 46' W. 60 feet to the intersection of the North line of La Monte Drive with the west line of Donna Bell Lane;

Thence S. 1 deg. 14' E. 1120.96 feet to the beginning of a curve to the left in the west line of Donna Bell Lane;

Thence following said curve to the left through a radius of 1707.73 feet and a central angle of 12 deg. 02' for a distance of 358.67 feet to the end of said curve;

Thence S. 13 deg. 16' E. 516.73 feet to the beginning of a curve to the right in the west line of Donna Bell Lane;

Thence following said curve to the right through a radius of 1362.58 feet and a central angle of 12 deg. 30' for a distance of 297.27 feet to the end of said curve;

Thence S. 1 deg. 14' E. 30 feet;

Thence S. 89 deg. 14' W. 618.99 feet to a point in the center line of T. C. Jester Boulevard based on a width of 120 feet;

Thence following a curve to the left in a Northwesterly direction along the center line of T. C. Jester Boulevard through a radius of 819.02 feet and a central angle of 35 deg. 39' for a distance of 509.60 feet to the end of said curve;

Thence N. 48 deg. 14' W. 1499.40 feet along the center line of T. C. Jester Boulevard to the beginning of the a curve to the right;

Thence following said curve to the right through a radius of 1146.28 feet and a central angle of 47 deg. 35' for a distance of 951.96 feet to the end of said curve;

Thence, 0 deg. 39' W. 254.68 feet;

Thence N. 89 deg. 21' 13" E. 2206.99 feet to the place of beginning.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Frank W. Sharp does hereby dedicate the streets, avenues, drives and parkways for use by the public as such, reserving the right to himself, his heirs and assigns, to at any time use the same for the installation, maintenance, repairs and renewal of any and all public utilities, and agrees that the land shown to be subdivided according to said plat is held, and shall hereafter be conveyed, subject to covenants, conditions, stipulations, easements, and restrictions as hereinafter set forth.

DEFINITIONS

The word "STREET" as used herein shall include any street, drive, boulevard, road, lane, avenue, or any place as shown on the recorded plat as a thoroughfare.

A "CORNER LOT" is one that abuts on more than one street. Any lot, except a corner, is deemed to front on the street upon which it abuts. A corner lot shall be deemed to front on the street designated by the Architectural Committee hereinafter provided.

RESTRICTIONS

For the purpose of creating and carrying out a uniform plan for the improvement and sale of property in said Addition as a restricted Addition, the following restrictions upon the use of said property are hereby established and adopted subject to the provisions hereof and shall be made a part of each and every contract and deed executed by or on behalf of Frank W. Sharp, his heirs and assigns, by appropriate reference to this dedication and same shall be considered a part of each contract and deed as though incorporated fully therein. And these restrictions as hereinafter set forth shall be and are hereby imposed upon each lot or parcel of land in said addition as shown by said plat and referred to herein, and same shall constitute covenants running with the land and shall be binding upon, and shall inure to the benefit of Frank W. Sharp, his heirs and assigns and all subsequent purchasers of said property and such purchases by virtue of accepting a contract order covering said property shall be subject to and bound by such restrictions, covenants and conditions and for the terms of this instrument as hereinafter set forth.

USE OF LAND

- (a) No lots shall be used for anything other than residential purposes.
- (b) No sign of any kind shall be displayed to the public view of any residential lot except

one sign of not more than five square feet advertising the property for sale or rent, or sign used by builder to advertise the property during the construction and sales period.

(c) 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.

(d) No noxious or offensive trade or activity shall be carried on upon any lot or shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(e) No spirituous, vinous, or malt or medicated bitters capable of producing intoxication shall ever be sold, or offered for sale, on said premises, or any part thereof, nor shall said premises or any part thereof be used for illegal or immoral purposes.

ARCHITECTURAL RESTRICTIONS

No improvements of any character shall be erected, or the erection thereof begun, or changes made in the exterior design thereof after original construction, on any lot or home site in the Oak Forest Addition, Section 13 until plans and specifications have been submitted to and approved in writing by the Architectural Committee hereinafter constituted. Such approval is to include exterior design, the type of material to be used and the colors to be applied on the exterior of the structure, and such approval is to be based on the following general requirements, stipulations and restrictions.

(a) No dwelling shall be erected or placed on any lot having a width of less than 59 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 6000 square feet, except that a dwelling may be erected or placed on Lot One (1) in Block Twelve (12) as shown on the recorded plat.

(b) All lots in the tract shall be used for residential purpose only.

(c) No structure shall be erected on any residential plot other than one single-family dwelling not to exceed two stories in height and one, one-or two-car garage.

(d) No structure shall be moved on to any lot.

(e) No trailer, basement, tent, shack, garage or barn or any other outbuilding erected in the tract shall at any time be used as a residence, either temporarily or permanently, except as provided in paragraph "f" below, nor shall any residence of a temporary character be permitted.

No temporary building shall be erected or maintained on any lot except during actual construction of a home being erected thereon, and then such temporary building must be on the lot on which construction is in progress and not on adjoining lots, streets, or easements, and at completion of construction, the temporary building must be removed immediately. No such temporary building or structure shall be used for residential purposes during construction.

(f) No garage apartment for rental purposes shall be permitted. However, this does not prevent occupancy of servants' quarters by domestic servants domiciled with an owner or occupant.

(g) All improvements shall be constructed on the lot so as to front the street upon which such lot faces.

(h) The Architectural Control Committee reserves the right to designate the direction in which such improvements on any corner lot shall face, and such decision shall be made with the thought in mind of the best general appearance to that immediate section.

(i) Dwellings on corner lots shall have a presentable frontage on all streets on which that particular corner lot fronts.

(j) No residence shall be constructed on any lot or building site in the Addition for less Actual cost than Five Thousand Dollars (\$5,000.00). These restrictions as to the value of improvements are to be given consideration based upon labor and material costs as of July 1, 1951, and all future value of improvements is to be given consideration based upon comparable costs of labor and material at the time of construction, using the basic value hereinabove given..

(k) No residence shall be constructed on any lot or building site in this Addition with less than seven hundred fifty (750) square feet of ground floor area exclusive of porches and garage.

(l) The building lines of any residence to be erected in Oak Forest Addition, Section 13, shall be as follows:

Not less than twenty-five (25) feet from the front property line and not less than five (5) feet from the side property lines except that on all corner lots no structure shall be erected nearer than ten (10) feet from property lines abutting a street. No dwelling shall be located on any interior lot nearer than twenty-five (25) feet to the rear lot line.

(m) No fence, wall, hedge, nor any pergola or other detached structure for ornamental purposes shall be erected, grown or maintained on any part of any lot forward of the front building line of said lot, without the written consent of the Architectural Control Committee.

(n) No radio aerial wires shall be maintained on any portion of any lot forward of the front building line of said lot.

(o) No garage, servants' house or other outbuilding of any kind shall be erected on any lot nearer than seventy (70) feet to the front property line, nor nearer than five (5) feet to either side property line, nor nearer than the easement on the rear or side property line of said lot.

This does not apply to garage and servants' quarters when attached to the main residence but any servants' quarters attached to main residence must be in rear of same. No outside toilets will be permitted.

No outbuildings shall exceed in height the dwelling to which they are appurtenant, without the written consent of the Architectural Committee. Every outbuilding except a greenhouse shall correspond in style and architecture to the dwelling to which it is appurtenant.

The right is reserved by the Architectural Committee to change these restrictions in the case of unusual or irregular shaped lots where same is required for the best appearance of the immediate community.

(p) No building of frame construction on the exterior of any kind or character shall be erected

on any lot unless same at the time of construction shall receive at least two coats of paint.

(q) No building material of any kind or character shall be placed or stored upon the property until the owner is ready to commence improvements, and then such material shall be placed within the property lines of the lot or parcel of land upon which the improvements are to be erected, and shall not be placed in the street or between the pavement and property line.

(r) No stumps, trees, underbrush or any refuse of any kind nor scrap material from the improvements being erected on any lot shall be placed on any adjoining lots, streets or easements. All such material, if not disposed of immediately, must remain on the property on which construction work is in progress, and at the completion of such improvements, such material must be immediately removed from the property.

(s) 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 excavation 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.

ARCHITECTURAL CONTROL COMMITTEE

The Architectural Control Committee is composed of Frank W. Sharp, Robert E. Jordan, and Orlean H. Young, all of Houston, Harris County, Texas, which committee and its successors are hereby vested with the full right and authority to act as such under the provisions of these restrictions. The majority of such committee shall have the right to designate a representative to act for it in all matters arising hereunder. In the event of the death or resignation of any member of the Committee, the remaining members or member shall have the full right and authority to act hereunder and to designate a representative to so act. In the event said Committee or its designated representative fails to approve or disapprove any design or location within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to completion thereof, such approval will not be required and the covenants contained in these restrictions shall be deemed to have been fully complied with. Neither the members of such Committee nor any designated representatives shall be entitled to any compensation for services performed pursuant to these restrictions. At any time a vacancy exists on said Committee, Frank W. Sharp shall have the right to fill any vacancies, and should it fail to do so within thirty (30) days after receiving notice of such vacancy, the remaining members or member of the Committee shall have the right to fill any vacancy. All appointments and designations of persons as successors to the Committee shall be made in writing by a recordable instrument, which shall be filed for record in Harris County, Texas. The powers and duties of the Committee, as from time to time constituted, shall continue in force during the effective period of the restrictions hereby created. Thereafter the owners of fifty-one percent of the lots in Oak Forest Addition, Section 13, (one lot or home site constituting one ownership) becoming dissatisfied with the Committee as then constituted, shall

have the right to remove any member or members of said Committee, and may designate and appoint a new member or members by written petition bearing the signature of the property owners so acting. The petition shall show the property owned by each petitioner. In case property is owned by man and wife as community property, the signature of the husband alone shall be sufficient, except that in cases where the husband resides elsewhere or has abandoned his wife, her signature alone shall be sufficient.

DURATION OF RESTRICTIONS

All of the restrictions and covenants herein set forth shall continue and be binding upon Frank W. Sharp and upon his heirs and assigns for a period of twenty-five (25) years from the date this instrument is filed for record in the office of the County Clerk of Harris County, Texas and shall automatically be extended thereafter for successive periods of fifteen (15) years; provided, however, that the then owners of the legal title to the lots shown by the records of Harris County, having more than fifty percent of the front footage of the lots shown on the recorded plat of Oak Forest Addition, Section 13, may release all of the lots hereby restricted from any one or more of said restrictions and covenants, and may release any lot or building site shown on said plat from any restriction or covenant created by deed from Frank W. Sharp at the end of the first twenty-five (25) year period or at the end of any fifteen (15) year period thereafter, by executing and acknowledging an appropriate agreement or agreements in writing for such purpose and filing the same for record in the manner then required for the recording of land instruments, at least two (2) years prior to the expiration of the first twenty-five (25) year period, or at least two (2) years before the expiration of any fifteen (15) year period thereafter.

RIGHT TO ENFORCE

The restrictions herein set forth shall be binding upon Frank W. Sharp, his heirs and assigns and all parties claiming by, through or under it or them, and all subsequent property owners in said addition, each of whom shall be obligated and bound to observe such restrictions, covenants and conditions, provided, however, that no such person or corporation shall be liable except in respect to breaches committed during its, his or their ownership of said property. The violation of any such restriction, covenant or condition shall not operate to invalidate any mortgage, deed of trust, or other lien acquired and held in good faith against said property, or any part thereof, but such liens may be enforced as against any and all property covered thereby, subject nevertheless to the restrictions, covenants and conditions herein mentioned.

Frank W. Sharp, his heirs and assigns, shall have the right to enforce observance and performance of such restrictions, covenants and conditions, and in order to prevent a breach or to enforce the observance or performance of same, shall have the right in addition to all legal remedies, to an injunction either prohibitive or mandatory. The owner of any lot or lots affected

shall have the right either to prevent a breach of any restriction, covenant or condition or to enforce the performance of same.

EASEMENTS

It is agreed that all sales and conveyances of lots and dedication of streets in said addition shall be subject to the easements and rights of way as shown on the map of Oak Forest Addition, Section 13, filed on the 26th day of February, 1951, County Clerk's File Number 850385, recorded in Vol. 35, page 66, Map Records of Harris County, Texas, and to any easements over, under, along and across such portions of each lot, as may be reserved in each deed as being appropriate or necessary for the purpose of installing, using, repairing and maintaining public utilities, water, sewer lines, electric lighting and telephone poles, pipelines, and drainage ditches or structures and/or any equipment necessary for the performance of any public or quasi-public utility service and function, with the right of access thereto for the purpose of further construction, maintenance and repairs. Such right of access to include the right, without liability on the part of any one or all of the owners or operators of such utilities, to remove any or all obstructions on said easement right-of-way, caused by trees, brush, shrubs, either on or overhanging such right-of-way, as in their opinion may interfere with the installation or operation of their circuits, lines, pipes or drainage ditches or structures. Such easements shall be for the general benefit of the Subdivision and the property owners thereof and are hereby reserved and created in favor of any and all utility companies entering into and upon said property for the purpose aforesaid mentioned.

There is also reserved and dedicated herewith for the use of all public utility companies, easements for down guy anchors and push braces adjacent to and within three (3) feet of the side lines of lots in said addition, said down guy anchors and push braces to extend not more than twenty-five (25) feet from the centerline of the dedicated easements as shown on the map of said addition. There is also reserved and dedicated herewith for use of all public utility companies an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located and adjacent to and on both sides of all dedicated utility easements as shown on the map of said Subdivision.

(Notary) Filed for record Harris County, TX November 21, 1951; Recorded January 8, 1952.

IMPORTANT NOTE:

February 2019: Deed Restrictions have been professionally transcribed from the originals that were created when Oak Forest was founded during the period between 1945-1960. Every effort was made to match the originals exactly, however, the poor quality of the original copies made transcription very difficult. Please reference the original documents filed with the Harris County Courthouse in the case of any questions about the transcription.

