

DEED RESTRICTIONS

NORTH FULSHEAR ESTATES

1. These restrictions shall be effective until January 1, 2001 and shall automatically be extended thereafter for successive periods of ten (10) years; provided however, that the owners of a majority of the square feet area of the lots in North Fulshear Estates, may release all of the lots hereby restricted from any one or more of said restrictions by executing and acknowledging an appropriate agreement in writing for such purpose, and filing same for record in the office of the County Clerk of Fort Bend County, Texas.
2. Except for Tract 1, which shall be unrestricted, this property shall be used for single family residential purposes only.
3. All tracts may be subdivided into lots not less than one acre each and only one residence shall be constructed on each lot.
4. Residences built closer than 200 feet to a dedicated road must contain at least 1200 square feet of living space.
5. Barns and out-houses must be built at least 300 feet away from any dedicated road.
6. All residences must be of new construction unless approved by the North Fulshear Estates Architectural Committee which committee is described below.
7. No mobile homes or live-in trailers shall be permanently placed on the property. Mobile homes may be placed on the property for a period of not more than one year during construction of residences. In no event shall trailers be on any one lot longer than one year. Such trailers may be moved on the premises when construction starts, and must move off when construction is finished or owners move into house, whichever is sooner.
8. All septic tanks and water wells shall be built in accordance with county health department standards.
9. No signs or billboards, including "for sale" signs shall be placed on the premises.
10. No commercial hog, chicken or other noxious business or undertaking may be maintained on property. Excessive numbers of domestic animals, which in the sole opinion of developer constitutes a nuisance, must be abated immediately.
11. The premises shall be maintained in a neat and attractive manner with weeds mowed at regular intervals. Trees, shrubs, vines and plants which die or are uprooted shall be promptly removed from the property. No auto, trailer, trucks or other similar vehicle shall be torn down, left on blocks or extensively repaired on the premises, except within an enclosed building.
12. The developers shall have the right to negotiate necessary utility easements for the benefit of the subdivision, said utility easements to be placed, where possible, so as to not detract from the premises.
13. All roads to and from the property shall have county approved culverts where the property adjoins any dedicated roads.
14. Violations of any restrictions, conditions or covenants herein shall give the developers the right to enter upon property where such violation exists and summarily abate or remove said condition and such entry and abatement or removal shall not be deemed a trespass. The expenses for such action including reasonable attorney's fees may be charged to the owner and become a lien on the property.

15. Until such time as Developer has sold all the residential lots in the subdivision he shall name the members of an Architectural Committee which Committee shall approve all construction plans and specifications within this subdivision in accordance with guidelines to be set forth by said Committee.

16. A strip of land fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in said subdivision is dedicated as easements for drainage purposes, giving Fort Bend County and/or any other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structures.

17. The drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.

18. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert). Culverts or bridges must be used for driveways and/or walks.

19. An easement covering all canals and man-made water ways and drainage ditches on the property shall be reserved to Developer for the purpose of adequately draining the property; giving Fort Bend County, the Developers or any other agency the right to enter upon said easement at any and all times for the purpose of constructing and/or maintaining drainage works and/ or structures.