

RESTRICTIONS

3-05-5879 100

THE STATE OF TEXAS I
CJ0-8225 1386 * 7.00
COUNTY OF TRAVIS I KNOW ALL MEN BY THESE PRESENTS: THAT
we, APPLE SPRINGS LTD, being the owner

of the following described property, to-wit:
Lots No. One (1) thru Fourteen (14), Lots No. Sixteen (16)
thru Fifty-one (51), and lots No. Fifty-five (55) thru Ninety-four (94), APPLE SPRINGS, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 83, Page 51A thru 55B Plat Records of Travis County, Texas, reference to which is here made for all purposes.

and we, as owners, for the purpose of establishing and maintaining a general plan and building scheme uniform over the entire addition herein created for the protection and benefit of all owners of any lot or lots in said addition hereafter, we hereby charge each and all of the lots in said addition, as shown on said plan, and do fix and establish the following as conditions and restrictions on the use, occupancy, and sale of any such lot or lots:

1. USE: All tracts except Lot # 1 & 7^{1/2} shall be used exclusively for single family residential buildings, and no tract shall be used for retail or commercial purposes and no lot shall have more than two single family residential buildings.
2. PERMANENT HOMES: All permanent type homes must be of all new construction and contain a minimum of Fifteen Hundred (1500) square feet of living area, exclusive of garages, carports and porches.
3. MOBILE HOMES: NO Mobile homes will be permitted to be used temporarily or permanently on any tract of land.
4. NO PREFABRICATED Metal-sectional constructed type home will be permitted to be used temporarily or permanently as a residence on any tract of land in this subdivision.
5. SEPARATE STRUCTURES: Any detached building, garage carport, shed or structure or addition to the main residence must be of all new material and be of equal construction and architectural design as the residence. Any variation from this restriction must have prior written approval of the developers, their heirs or assigns.
6. TEMPORARY STRUCTURES: No trailer, tent, shack, garage barn or other outbuilding shall be at any time used as a residence or dwelling, either temporarily or permanently.
7. COMPLETION TIME: Any dwelling commenced shall be completed with reasonable diligence and in all events shall be completed as to its exterior within six (6) months from the commencement of construction. No building material of any kind shall be placed or stored upon any tract until the owner is ready to commence construction.
8. SETBACK REQUIREMENTS: No building or structures of any kind, except fences, shall be located on any tract closer than Fifty (50) feet to any tract property line which abuts a street, nor closer than ten (10) feet to any side or back property line.

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9. FENCES: All fencing on roads shall be chain link, wood, or such other similiar type that will not detract from the appearance of the development. Variations from this requirement may be granted in individual cases when the developers, their heirs or assigns, in their sole discretion, approve any other type fence in writing, prior to its erection.

10. REPAIR AND UPKEEP: All structures placed on any tract in the subdivision, including the main residences or any other structure, must be painted and maintained in a reasonable neat munnor. No unsightly or unsanitary conditions shall be allowed to exist on any tract which in the opinion of the developers, their heirs or assigns, shall detract from the over-all attractiveness of the subdivision and the developers, their heirs or assigns, shall have the right to injunction and other legal means to prevent such condition.

11. LIVESTOCK AND PETS: No pigs or hogs shall be housed or kept on any tract of land. Raising of poultry is prohibited and no feed lot shall be maintained. Horses, cattle, dogs, cats or any household pet may be kept, provided they are not kept, bred or maintained for any commercial purposes.

12. SEWAGE: No residence shall be permitted unless it is served by a septic tank meeting the requirements of and approved by the State of Texas, and the Williamson and Travis County Health Department.

13. OLD CARS AND TRASH: No wrecking yard, junk yard or salvage yard will be allowed on any lot or tract in the subdivision; outside storage (other than building materials for immediate use) shall not be allowed; no automotive vehicle will be allowed to remain in any tract in the subdivision which is not running and in driving condition for longer than thirty (30) days. No tract in the subdivision shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in a clean and sanitary condition and behind tract improvements so they are not readily visible from the street.

14. NO BUILDINGS OR IMPROVEMENTS of any kind shall be erected, placed or constructed on any portion of the land until the plans and specifications for such buildings or improvements has been submitted to and approval in writing by the Architectual Committee consisting of BOB LUCE, GARY BECHTOL OR OTHERS WHO MAY BE APPOINTED BY THE DEVELOPER.

15. NOXIOUS ACTIVITY: No noxious or offensive activity shall be carried on or maintained on any tract in the subdivision, nor shall anything be done thereon which may be or become a nuisance in the neighborhood.

16. HUNTING: NO Hunting of Deer or wild game will be permitted on any tract of land in the subdivision.

17. FUTURE PURCHASERS: Without regard to whether or not such are recited in conveyance or referred to in conveyances, these covenants, conditions and restrictions shall be deemed covenants running with the land and shall remain in full force and effect, unless altered or modified by the developers, their heirs or assigns, as provided above until January 1, 2007. Thereafter, said restrictions shall remain in full force and effect for subsequent ten (10) year periods, unless the owners of the legal title to fifty-one per cent (51%) of the tracts in the subdivision elect to change or alter the same.

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18. **ENFORCEMENT:** All covenants and restrictions shall be binding upon all persons buying any tract of land in the subdivision, their successors, heirs or assigns, and said covenants and restrictions are for the benefit of all owners of nearby and adjoining tracts. If any person or persons shall violate or attempt to violate these covenants, conditions and restrictions, or any of them, it shall be lawful for the developers, their heirs or assigns, or any person owning any interest in any of the tracts including a mortgage interest, to prosecute proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, conditions or restrictions, either to prevent or to correct such violation, and to recover damages or other relief for such violation.

19. **INVALIDATION:** Invalidation of any one of these covenants or restrictions by judgment of any Court shall in no wise affect any of the other provisions which shall remain in full force and effect.

This is to certify that we, APPLE SPRINGS LTD. as the owner of the property herein described, do hereby apply the above described restrictions to said land.

EXECUTED this the 30 day of DECEMBER, A. D. 1982.

APPLE SPRINGS LTD.

[Signature]
ROBERT E. LUCE General Partner

[Signature]
GARY BECHTOL GENERAL PARTNER

Address:
1912 CYPRESS POINT WEST
AUSTIN, TEXAS 78746

THE STATE OF TEXAS I

COUNTY OF TRAVIS I

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT E. LUCE, and GARY BECHTOL, known to me to be the persons whose names is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this the 30 day of December, A. D. 1982.

NOTARY SEAL

My commission expires: 2-28-1985

[Signature]
Notary Public in and for Travis Co.
Texas

CARL ROBBINS

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the state and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as stamp hereon by me, on

OCC 30 1982



[Signature]
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED
OCC 30 1 37 P: '82
[Signature]
TRAVIS COUNTY, TEXAS

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