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005-01-2522

THE STATE OF TEXAS :

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MONTGOMERY :

WHEREAS, KING'S COLONY, INC., a Texas corporation, is the owner of all that certain real property comprising King's Colony, herein sometimes referred to as Subdivision, according to the map or plat thereof recorded or to be recorded on the Plat Records of Montgomery County, Texas, to which map or plat and its record thereof reference is here made for full and particular description of said real property; and

WHEREAS, KING'S COLONY, INC., in its desire to keep the development of said real property for the mutual benefit and pleasure of the owners insaid subdivision, and for the protection of such property values, desires to place on and against said property certain protective restrictive covenants regarding the use thereof:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that KING'S COLONY, INC., a Texas corporation, does hereby make and file the following declarations, reservations, protective covenants, limitations, conditions and restrictions regarding the use and/or improvements on the lots located in said King's Colony, owned by the undersigned, including the dedicated roads, avenues, streets and waterways therein as follows:

1. BUILDING PERMITS AND ARCHITECTURAL CONTROL.

No building shall be erected, placed or altered on any lot, property or area in this subdivision until the building plans, specifications and plot plans showing the location of such building have been approved in writing by King's Colony, Inc, or its designated representative, or such architectural control committee as may be established, as to conformity and harmony of external and structural design and quality with existing structures in the subdivision and as to the location of the building and in conformity with the declarations, reservations, protective covenants, limitations, conditions and restrictions, as hereinafter set out.

In the event said King's Colony, Inc., or its designated representative or such architectural control committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, and if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to be fully complied with. Notice of disapproval shall be delivered in person or by registered letter, addressed to Purchaser's last known address, and which said notice will set forth in detail the elements disapproved and the reason therefor. Such notice need not, however, contain any suggestions as to the methods of correcting the matters and things disapproved. The judgment of the supervising authority or committee shall in all things be final.

2. COMMERCIAL LOTS.

The following lots are restricted for commercial or residential purposes:

Block 1	Lots 1 through 9, both inclusive;
Block 2	Lots 1 through 29, both inclusive;
Block 3	Lots 1 and 2;
Block 4	Lots 41 through 45, both inclusive;
Block 5	Reserve C, Lots 1 and 2, Lots 7 through 33, both inclusive; and Lots 62 through 66, both inclusive;
Block 6	Lots 1 through 5, both inclusive, and Lots 21 through 40, both inclusive;
Block 7	Lots 1 through 5, both inclusive;
Block 8	Lots 1 through 5, both inclusive;

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Block 9	Reserve B and Lots 1 through 5, both inclusive;
Block 10	Lots 1 through 5, both inclusive;
Block 11	Lots 1 through 4, both inclusive;
Block 12	Lots 1 through 5, both inclusive;
Block 13	Lots 1 through 5, both inclusive;
Block 14	Lots 1 through 5, both inclusive;
Block 15	Lots 1 through 5, both inclusive;
Block 16	Lots 1 through 5, both inclusive;
Block 17	Lots 1 through 5, both inclusive;
Block 21	Reserve A; and
Block 22	Lots 32 through 68, both inclusive.

3. RESIDENTIAL LOTS.

Except for the commercial lots as described in 2. above, all lots in said King's Colony shall be known and designated as "residential lots" and shall be used for residential purposes only, and shall be subject to the following restrictions, reservations, protective covenants, limitations and conditions:

- A. **USE.** No dwellings shall be erected, altered, placed or permitted to remain on any of said lots other than a single residence, designated and constructed for the use by a single family, together with such servants' quarters, garages and other structures as may be suitable and proper for the use and occupancy of said residents as a single family dwelling, nor shall any residence constructed thereon be converted into or thereafter used as a duplex, apartment house or any form of multiple family dwelling, nor shall any residence or combination of residences on separate lots be advertised for use or used as hotels, tourist courts or tourist cottages or as places of abode for transient persons. No trees shall be cut on any tract without written consent of seller unless contract is paid in full.
- B. All dwellings erected on lots 100 through 182 in Block 5; Lots 1 through 42 in Block 18; Lots 1 through 44 in Block 19; Lots 1 through 62 in Block 20; Lots 1 through 19 in Block 21 shall have an interior area of not less than 1800 square feet, unless otherwise approved by King's Colony, Inc. or such representative or architectural control committee as described in 1. above; provided, further, that one and one-half and two story houses shall contain at least 1400 square feet on the ground floor and contain not less than a total of 1800 square feet within the dwelling. The square footage as set forth herein shall be exclusive of attached garages, open porches, servants' quarters and other appendages.
- C. No dwelling shall be erected on any of the remaining residential lots in Subdivision not specifically referred to in paragraph C above unless said dwelling shall have an interior area not less than 1400 square feet, unless otherwise approved by King's Colony, Inc. or such representative or architectural control committee as described in 1. above; provided, however, that one and one-half and two story houses shall contain at least 1000 square feet on the ground floor and contain a total of at least 1400 square feet. The square footage as set forth herein shall be exclusive of attached garages, open porches, servants' quarters and other appendages.
- D. All dwellings referred to in paragraphs B and C above shall have attached or detached garages and paved driveways as approved by King's Colony, Inc. or such representatives or architectural control committee as described in 1. above.
- E. All slab elevations must be constructed to at least 84' mean sea level on the following lots:

Block 4 Lots 97 through 100, both inclusive;  
Block 5 Lots 123 through 128, both inclusive;  
Block 5 Lots 171 through 182, both inclusive;  
Block 20 Lots 1 through 62, both inclusive;  
Block 21 Lots 1 through 19, both inclusive.

- F. No buildings or structure shall be occupied or used until the exterior thereof is completely finished. No building may be erected between the building line as shown on the recorded plat and the street. No building shall be erected nearer than 15 feet to any side street lot line.
- G. No building or structure shall be erected on any lot nearer than 5 feet, including roof overhang, from any interior lot line. The foregoing notwithstanding, the building lines and easements as set forth on the recorded map or plat of the subdivision and the easements hereinafter described shall control where applicable.
- H. In no event shall any residential lot be used for any business purpose.
- I. CONSTRUCTION. All materials used in the exterior construction of any residence or other structure must be approved by King's Colony, Inc. or its assigns or nominees before any structure may be erected and only new construction materials shall be used except for used brick. No concrete blocks shall be used in said construction and all buildings shall be built on a slab or solid concrete beam foundation, as approved by King's Colony, Inc. or such representative or architectural control committee as described in 1. above. In no event shall any old house or building be moved on any lot or lots in said subdivision. The exterior construction of any kind and character, be it the primary residence, garage, porches, or appendages thereto shall be completed within six (6) months after the start of foundation.

4. GARBAGE AND TRASH DISPOSAL.

Garbage and trash shall be disposed of at least once a week. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All garbage or trash accumulated from day to day shall be kept in covered sanitary containers. All incinerators or other equipment for storage or disposal of such material shall be kept in a clean and sanitary condition and not visible from any road or right-of-way.

5. NUISANCES.

No noxious or offensive trade or activity shall be carried on or maintained on any lot in said subdivision, nor shall anything be done thereon which may be or become a nuisance in the neighborhood. A nuisance shall include, but not be limited to, a truck larger than three-quarter (3/4) ton parked on lots or roads or permanently kept on property; and motor vehicles not properly licensed by the State of Texas; junk or wrecking yards; automobiles, trucks or other vehicles used for parts.

6. EASEMENTS.

Certain easements are reserved over and across lots in the subdivision as indicated on the recorded subdivision plat and as further set forth herein, for the purpose of furnishing and/or the movement of electric power, water, sewage, drainage, telephone services and petroleum substances in and through the subdivision and all contracts, deeds and conveyances of any of said lots or portion thereof are hereby made subject to such easements. Such easements also include the right to remove

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all trees within the easements. All such easements further include the right to trim overhanging trees and shrubs located on the property belonging to or being a part of this subdivision.

7. TEMPORARY STRUCTURES AND RESIDENCES.

No trailer, mobile home, tent, shack, barn shall be moved upon or built upon any lot in this subdivision nor shall any garage or other out-building be used as a temporary or permanent residence in this subdivision.

8. ANIMALS.

No horses, cows, poultry or livestock of any kind other than house pets, may be kept on said property. No lot in this subdivision shall be used for the commercial breeding and feeding of any animals or birds.

9. FENCES AND PLANTS.

No fence or wall shall be located between the Street and the Building line. All fences built of lumber shall be painted with at least two coats of paint or stain and maintained so as to appear neat and presentable at all times.

10. SIGNS.

No signs of any kind shall be displayed to the public view on any tracts or lot except one sign advertising the property for sale by King's Colony, Inc. or signs used by a builder to advertise the property during the construction and sales period, or signs approved by the Architectural Control Committee, advertising the business on a commercial lot.

11. ACCESS.

No driveways or roadways may be constructed on any lot in this subdivision that will furnish access to any adjoining lots or property without the express written consent of King's Colony, Inc.

12. DRIVEWAYS.

All driveways must be paved before any new house may be occupied in this subdivision. All parking lots and driveways must be paved before used by any commercial business in this subdivision.

13. CULVERTS.

The size and construction of all drain tiles or culverts in any drainage ditch (including road ditches) in King's Colony, must be approved by the architectural control committee and in no event shall any such drain tile or culvert have an inside diameter of less than 18 inches.

14. UTILITIES.

Each and every residence shall be required to connect to the water lines as soon as they are made available.

15. RESUBDIVISION.

No lot may be resubdivided without the written approval of King's Colony, Inc.

16. FIREARMS.

The use or discharge of firearms is expressly prohibited within the subdivision.

## 17. MATERIALS STORED ON LOTS.

No building materials or debris of any kind shall be placed or stored upon any lot except during construction.

## 18. MAINTENANCE FUND AND SPECIAL ASSESSMENT.

- A. Each lot shall be subject to an annual maintenance fee of \$90.00 per year, payable in monthly installments of \$7.50 or in advance on July 1st of each year.. Said fee to be collected and disbursed by the officers of King's Colony, Inc. or its successors or assigns or nominees.
- B. Each lot may be subject to special assessments, if necessary, for the maintenance of streets, roads, highways, curbs, ditches, gutters, sidewalks, parks, the employment of policemen, watchmen or other security personnel. Such special assessments shall be collected and dispersed by the officers of King's Colony, Inc. or its successors, or assigns or nominees. The special assessment shall be made only in the event that the Maintenance Fund herein described has insufficient money available for the maintenance of streets, roads, highways, curbs, ditches, gutters, sidewalks, parks, the employment of policemen, watchmen or other security personnel.
- C. All past due maintenance charges and special assessments shall bear interest from their due date at the rate of 10% per annum until paid. Such charges shall be a covenant running with the land, and to secure payment thereof, a Vendor's Lien is hereby retained by King's Colony, Inc. upon the property herein conveyed, subject and inferior, however, to a purchase money lien or construction money lien, or both.

Such annual charges may be adjusted at any time on any lot by King's Colony, Inc. or its successors or assigns or any such maintenance association as may be established.

Funds arising from such charge shall be applied, so far as sufficient, toward the common good of the community, civic betterment, municipal, educational and public recreational purposes (but not by way of limitations) as follows:

- (1) To render constructive civic welfare for the promotion of the social welfare of the community and of the citizens of King's Colony, to inculcate civic consciousness by means of active participation in constructive projects which will improve the community state and nation.
- (2) To promote and/or provide municipal services and educational and public recreational services and facilities for residents of King's Colony.
- (3) To acquire, maintain and construct buildings and property for public services and educational and recreational facilities.
- (4) To do any other thing necessary or desirable or of general benefit to the community.

## 19. DURATION OF RESTRICTIONS.

These restrictions shall remain in full force and effect for the primary period of thirty (30) years from the date hereof, indicated below unless the owners of at least 51% of the lots in the subdivision shall, by instrument in writing duly placed of record, elect to terminate or amend these restrictions and the force and effect thereof; and, thereafter shall be automatically renewed for additional successive periods of ten (10) years each unless the owners of at least 51% of the lots in the subdivision shall, by instrument in writing duly placed of record, elect to terminate or amend these restrictions and the force and effect thereof.

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20. MISCELLANEOUS PROVISIONS.

All covenants and restrictions are for the benefit of the entire subdivision and shall be binding upon every purchaser, his (her) successors, heirs and assigns.

Invalidation of any one of the covenants or restrictions by judgment or any court shall in no way effect any of the other provisions which shall remain in full force and effect.

Any Maintenance Association or Property Owner's Association shall have one class of members. Each property owner in King's Colony will automatically qualify for membership. It is specifically understood that each lot has one (1) vote regardless of who owns said lot. If an owner has more than one lot, he shall be entitled to one (1) vote for each lot.

All of the restrictions, easements and reservations herein provided and adopted as part of said subdivision shall apply to each and every lot and when such lot or lots are conveyed the same shall be conveyed subject to such restrictions and reservations as contained herein, and also such limitation as are shown on the map or plat of King's Colony, Montgomery County, Texas, and when lots with such reservations, easements, restrictions, etc., are so referred to by reference thereto in any such deed or conveyance to any lot or lots in said subdivision, the same shall be the same force and effect as if said restrictions, covenants, conditions, easements and reservations were written in full in such conveyance, and each contract and deed shall be conclusively held to have been so executed, delivered and accepted upon the express conditions, reservations, easements and restrictions as herein stated and set forth.

Enforcement of these restrictions and covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate the same, either to restrain or prevent such violation or proposed violation by an injunction, either prohibitory or mandatory, or to obtain any other relief authorized by law. Such enforcement may be by the owner of any of said lots or by King's Colony, Inc., or its successors and assigns.

IN WITNESS WHEREOF, KING'S COLONY, INC., acting accordingly, has caused these presents to be executed, all thereunto duly authorized, on this 6TH day of February, 1980.

KING'S COLONY, INC.

ATTEST:

*Betty Porter*  
Betty Porter, Secretary  
*James L. Baker*  
James L. Baker, President

THE STATE OF TEXAS  
COUNTY OF HARRIS ::

*Roy Harris*  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS  
I hereby certify that this instrument was duly filed for record in the Public Records of said County, Texas, on this day and at this hour of the day of 1980.

BEFORE ME, the undersigned authority, on this day personally appeared JAMES L. BAKER, known to me to be the person whose name is subscribed to the foregoing instrument as President of KING'S COLONY, INC., a Texas corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated and as the act and deed of said corporation;

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6TH day of February, 1980.

*Missy Heimgartner*  
Notary Public, Harris County, Texas



FILED FOR RECORD  
1980 FEB -7 AM 10:09  
MISSY HEIMGARTNER  
Notary Public in and for Harris County, Texas  
Commission Expires 11-26-82

*Roy Harris*  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS