

Carlos Lakes  
Lots 1-18  
Volume 969, Page 383  
Urich Sanders Survey A-108  
65.182 Acres  
Grimes County, Texas

Deed Restrictions

I. LAND USE AND BUILDING TYPE:

All lots are restricted to residential use only. No lot may contain more than one single-family dwelling. No structure shall be moved onto any lot and no temporary living quarters or trailer houses shall be permitted on any lot. No subdivision of any lot shall be made.

II. DWELLING SIZE AND QUALITY:

*A: Site Built Homes*

The heated area of the main residential structure in a one-story dwelling shall be not less than 1800 square feet.

The heated areas of the main residential structure in a two-story dwelling shall be not less than 1000 square feet in the ground floor and not less than 800 square feet in the second floor.

*B: Setback*

No building shall be placed on any lot nearer than 75 feet from the front property line (the front line being the lot boundary line contiguous to any road) or nearer than 25 feet to any lot sideline or lot back line.

III. LIVESTOCK:

Animals, livestock, dogs and cats and other household pets may be kept provided that they are not a nuisance. Swine or chickens will not be permitted on any lots.

IV. NUISANCES:

No noxious or offensive activity shall be permitted upon tract, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

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No noxious or offensive activity shall be permitted upon tract, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

No lot may be used as an auto or motorbike raceway or as a target range for firearms. The use of any firearms for the taking of small game or varmints is limited only to the use of a smooth bore shotgun.

V. SIGNS

No sign of any kind shall be displayed to the public view on any tract except one sign of not more than 5 square feet advertising the property for sale.

*EXCEPTIONS IN SIZE - REALTOR SIGNS*

VI. GARBAGE AND REFUSE DISPOSAL:

No lot shall be used or maintained as a dumping ground for rubbish and trash. Garbage or other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

VII. SEWER FACILITIES:

All private facilities shall be installed in accordance with county regulations applicable at the time of installation.

VIII. TERM:

These covenants are to run with the land and shall be binding upon all parties and all persons claiming them for a period of ten years from the date these covenants are recorded, after which time shall be automatically extended for successive periods of ten years unless an instrument has been signed and recorded agreeing to change said covenants in whole or in part by all land owners in this subdivision.

IX. ENFORCEMENT:

Enforcement shall be proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages or both.

X No Mobil or Manufactured home permitted on any lot.

XI Plans to be submitted to Carlos Lakes, LLC for approval

XII SEVERABILITY

Invalidation of any one of these covenants by judgment or court order shall  
In no way affect any of the other provisions, which shall remain in full force  
and effect.

Thomas E McCord Carlos Lakes LLC

Carlos Lakes, LLC  
113 Golfview Dr  
Montgomery, TX 77356  
281 635 9706  
Thomas E. McCord

THE STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally  
appeared THOMAS E MCCORD, known to be the person whose is  
subscribed to the foregoing instrument and acknowledged to me that he executed  
the same for the purposes an consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE 30 day of  
January 2015

TERRI SEITER  
Notary Public

