

IRENE S. NUHN
COUNTY CLERK COMAL COUNTY

196866

BY Charles Nolte

RESTRICTIONS OF HILLCREST ESTATES SUBDIVISION # 7.00 Pk.

TO THE PUBLIC

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

That, JACK SOMERS, Vice President of HILLCREST ESTATES, INC., owner of HILLCREST ESTATES SUBDIVISION, as shown on plat thereof recorded in Volume 6, pages 72, of the Map and Plat Records of Comal County, Texas, does hereby impress all of the property included in such subdivision with the restrictions and assessments set forth in the attached Exhibit A.

IN TESTIMONY WHEREOF, JACK SOMERS, Vice President of HILLCREST ESTATES, INC., owner of HILLCREST ESTATES SUBDIVISION, has executed this instrument this 13 day of January, 1981.

HILLCREST ESTATES, INC.

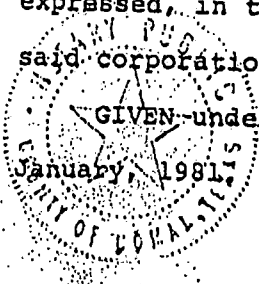
BY: Jack Somers
Jack Somers, Vice President

THE STATE OF TEXAS

COUNTY OF COMAL

BEFORE ME, the undersigned authority, on this day personally appeared JACK SOMERS, Vice President of HILLCREST ESTATES, INC., owner of HILLCREST ESTATES SUBDIVISION, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN under my hand and seal of office on this 13 day of January, 1981.



Joyce Dossey
Notary Public in and for
Comal County, Texas

Joyce Dossey
Notary Public Comal County, Texas
My Commission Expires February 21, 1984

RESTRICTIONS

It is mutually agreed by and between the parties hereto that the property herein described, and all other property which may form a part of the recorded subdivision which includes the property herein described, shall be subject to the following restrictions, covenants, assessments and reservations which shall be binding on the parties hereto and all persons claiming under them, to-wit:

1. The property herein described shall be used solely for new single family residential purposes, provided, however, that Seller reserves the right until January 1, 1985, to vary the use of any property notwithstanding these restrictions, should Seller in its sole judgment deem it in the best interest of the property to grant such variances. The granting of any such variance by Seller shall be specifically stated in the deed conveying said lot or lots.

2. No building shall be erected, placed or altered on any lot until the design and construction plans and specifications and a plat showing the location of the structure on said lot have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with respect to topography and finish grade elevation. Under ordinary topographical circumstances, the building will be required to be set back 15 feet from roadways bordering the tract. Any deviation from this must first be approved in writing by the Architectural Control Committee. Said Architectural Control Committee shall be composed of

Lee Roper

Jack Somers

and _____ . A majority of the committee may designate a member to act in its behalf. In the event of the death or resignation of any member, the remaining members shall have full authority to designate a successor or any two of these members may relieve the remaining one of his or her duties in connection with the Architectural Control Committee. The Committee's approval or disapproval as required in these covenants shall be set out in writing and in the event the committee or its designated representatives fails to approve or disapprove plans within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and the related covenants shall be deemed to be fully complied with.

3. No building, other than a single family residence containing not less than 1000 square feet, exclusive of open or screen porches, breezeways, carports, garages and patios, shall be erected or constructed on any residential tract or lot, and no garage may be erected except simultaneously with or subsequent to erection of a residence. All buildings must be completed not more than fourteen (14) months after laying foundations and no housetrailer of any kind may be moved onto the property. Servants' quarters and guest houses may be constructed to the rear of a permanent residence. All buildings must be completely enclosed from the ground level to the lower portion of outside walls so as to maintain a neat appearance and remove posts or pliers (except those supporting raised porches) from outside view.

4. No material of any kind shall be placed or stored on any lot except for construction materials after construction of a permanent building has begun. Grantor may notify Grantee by Certified U.S. Mail of such violations, and if the violation is not corrected and the subject materials not removed within ten days after the mailing of such notice, Grantor may remove said material from the property, dispose of such material, and charge Grantee with removal and disposition costs, and Grantor shall have no liability to Grantee by virtue of the exercise of such right to removal.

5. No mobile homes or housetrailer shall be placed on any tract at any time. No tent, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as residence, except that camping trailers with sanitary facilities may be used for weekend and vacation camping up to a maximum of seventeen (17) consecutive days prior to construction of a building on the property.

6. No outside toilet shall be installed or maintained on any lot and all plumbing shall be connected with a sanitary sewer or septic tank approved by the State and local Department of Health. No removal of trees or excavation of any materials other than for landscaping, construction of buildings, driveways, etc., will be permitted without the written permission of Seller.

7. No Noxious, offensive, unlawful or immoral use shall be made of any lot or tract.

8. No livestock of any kind shall be raised, bred, or kept on any lot. Dogs

cats, or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

9. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean sanitary condition. No junk, wrecking or auto storage yards shall be located on any lot, and no heavy equipment, dump truck, material (except material to be used in construction of the residence on the lot or tract) or non-operating automobiles shall be stored on (or parked in the roadway in front of) any lot.

10. All lots are subject to easements and restrictions now of record and are subject to any applicable rules and regulations of Comal County.

11. These covenants shall be binding for a period of thirty (30) years from the date they are filed for record in the Deed Records of Comal County, Texas, unless changed or amended as provided herein. Said covenants shall be automatically extended, upon the expiration of said term, for successive periods of ten years each. The record owners of legal title of fifty-one (51%) percent of the lots as shown by the Deed Records of Comal County, Texas, may amend or change said covenants in whole or part at any time. Any change or amendment shall be set forth and evidenced by a successor instrument bearing the signatures of the requisite number of record owners and the recording of same in the office of the County Clerk of Comal County, Texas.

12. Failure to comply with any one of these covenants or restrictions or 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. An uncorrected violation of one of these restrictions by one or more lot owners in the subdivision shall not invalidate the restriction with respect to future violations of that restriction.

13. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five (5) square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

14. If the parties hereto or any of them or their heirs or assigns shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real estate restricted in the same way, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to enjoin him or them from doing so or to recover damages, plus court costs and attorney's fees, or other dues for such violations.

15. All covenants and restrictions herein shall be binding upon any person purchasing, renting, leasing, using, or visiting the lots in the subdivision, and any successor, heir, assign and Grantee of any lot owner. The covenants and restrictions herein are for the benefit of the entire subdivision and all present and future lot owners therein.

16. In addition to the covenants, restrictions and reservations stated above, each lot shall be subject to a water assessment of \$600 for the purpose of installing a water system to bring water to the lot. Said water assessment shall be due and payable to HILLCREST ESTATES, INC., or its assigns on or before six (6) months after the lot is conveyed by HILLCREST ESTATES, INC.

SIGNED FOR IDENTIFICATION:


Jack Somers, V.P.

WAIVER
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213346

WAIVER OF RIGHT TO VARY RESTRICTIONS
IN HILLCREST ESTATES

FILED FOR RECORD

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STATE OF TEXAS
COUNTY OF COMAL

IRENE S. NUHN
COUNTY CLERK COMAL COUNTY
BY Dorothy B. Laubach
3.00 pd

WHEREAS, in restrictions recorded in Vol. 305, pages 212-214 of the Deed Records of Comal County, Texas, HILLCREST ESTATES, INC., reserved the right to vary the use of any property in HILLCREST ESTATES until January 1, 1985; and

WHEREAS, HILLCREST ESTATES, INC. there has granted no such variances and wishes to relinquish its right to do so;

NOW THEREFORE, HILLCREST ESTATES, INC. does hereby irrevocably waive the right reserved in paragraph one of the Restrictions for HILLCREST ESTATES, INC. recorded in Vol. 305, pages 212-214 of the Deed Records of Comal County, Texas to vary the use of any property in HILLCREST ESTATES, a subdivision recorded in Vol. 6, page 72 of the map and plat records of Comal County, Texas.

HILLCREST ESTATES, INC.

BY: Lee R. Roper
LEE R. ROPER, President

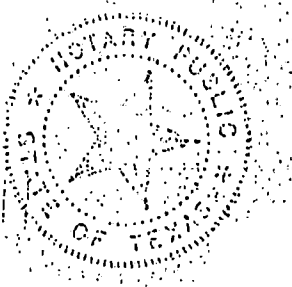
Lois T. Roper
LOIS T. ROPER, Secretary

THE STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, the undersigned authority, on this day personally appeared LEE R. ROPER and LOIS T. ROPER, President and Secretary, respectively, of RANCHO DEL LAGO, INC., a corporation, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacities therein stated and as the act and deed of said corporation.

GIVEN under my hand and seal of office on this 14th day of June, 1982.

Jay Mearns
Notary Public in and for
Comal County, Texas



229036

ASSIGNMENT OF RIGHT TO

ENFORCE RESTRICTION #4,

HILLCREST ESTATES

ROBERT R. PRESS
COUNTY CLERK
L. J. ...
3.000d

STATE OF TEXAS

COUNTY OF COMAL

Whereas, in restrictions recorded in Volume 305, pages 212-214, of the Deed Records of Comal County, Texas, Hillcrest Estates, Inc. reserved the right in restriction #4 to remove stored material from property in Hillcrest Estates; and,

Whereas Hillcrest Estates, Inc. wishes to assign its right to remove such stored material to the Architectural Control Committee for Hillcrest Estates as described in said restrictions;

Now, therefore, Hillcrest Estates, Inc. does irrevocably grant, transfer, and assign unto the Hillcrest Estates Architectural Control Committee (presently being comprised of Joe Collard, J. W. Johnson, and Dr. John Boren) its successors and assigns, and all future members of said Architectural Control Committee, the right to enforce said restriction #4 for Hillcrest Estates by removing and disposing of stored materials in accordance with the provisions (and with all limitations on liability) set forth in said restriction #4 for Hillcrest Estates as recorded in Volume 305, pages 212-214 of the Deed Records of Comal County, Texas.

HILLCREST ESTATES, INC..

By: Lee R. Roper
LEE R. ROPER, President

THE STATE OF TEXAS

COUNTY OF COMAL

Before me, the undersigned authority, on this day personally appeared LEE R. ROPER, President of Hillcrest Estates, Inc., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this 29 day of July, 1983.



Robert R. Press
Notary Public in and for Comal County, Texas