

DEED

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RESTRICTIVE COVENANTS

NORTHERN HILLS UNIT #15

SAN ANTONIO, BEXAR COUNTY, TEXAS

RECEIVED

SEP 19 1963

STATE OF TEXAS I  
COUNTY OF BEXAR I

KNOW ALL MEN BY THESE PRESENTS:

That we, NORTHERN HILLS ENTERPRISES, INC., a Texas corporation, acting herein by and through its duly authorized officers, as owner, do hereby adopt and impress the following Restrictive covenants upon only the following described property, which is hereby designated as separate and distinct divisional units:

- Lots 23 through 55 inclusive, Block 38, NCB 16808
- Lots 1 through 35 inclusive, Block 40, NCB 16849
- Lots 1 through 40 inclusive, Block 41, NCB 16850

NORTHERN HILLS UNIT #15, situated in the City of San Antonio, Bexar County, Texas, according to map or plat recorded in Volume 8800, Page 30, Bexar County Deed and Plat Records.

NORTHERN HILLS ENTERPRISES, INC., hereby certifies that it has subdivided the above described land as shown by the map and plat of such subdivisions, which map and plat has heretofore been filed as the true and correct survey, map, and plat thereof, and which subdivisions are and shall be known as NORTHERN HILLS UNIT #15.

For the benefit of itself as owner of the land in said subdivisions, and for the use and benefit of present or subsequent owner or owners of any lot therein, as well as the use and benefit of all future owners thereof, the following covenants are made and adopted to run with the land as hereinafter set out.

If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said subdivisions 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 prevent him or them from so doing or to recover damages or other dues for such violation. The terms parties or party does not include the Architectural Control Committee hereinafter appointed by these Restrictive Covenants.

COVENANTS

1. SINGLE-FAMILY PATIO HOUSE LOTS. Lots in NORTHERN HILLS UNITS #15 shall be known and described as single-family patio house lots.

2. ARCHITECTURAL CONTROL. No building shall be erected, placed, or altered on any lot until the construction plans and a plot plan showing the location of the structures have been approved by the Architectural Control Committee as to general compatibility of external design with existing structures, and as to location with respect to topography and finish grade elevation. In considering the harmony of external design between existing structures and the proposed building being erected, placed, or altered, the Architectural Control Committee shall consider only the general appearance of the proposed building as that can be determined from front, rear, and side elevations on submitted plans. Consideration such as size, setback,

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cost, and other specific objective requirements are separate and apart from the function of the Architectural Control Committee. The Committee's objective is to prevent unusual, radical, uncommon, curious, odd, extraordinary, bizarre, peculiar, or irregular designs or appearances from being built in the subdivisions.

3. ARCHITECTURAL CONTROL COMMITTEE, MEMBERSHIP, AND PROCEDURE. The initial Architectural Control Committee is composed of Lloyd A. Denton of 8103 Broadway, San Antonio, Bexar County, Texas, Frank J. Sitterle, and Daniel S. Sitterle, both of 3520 North FM 1604 East, San Antonio, Bexar County, Texas. A majority of the committee may elect successors in event of resignation or vacancy, or designate a representative to act for it at any time or for any period. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor; a resignation is effective when given in writing to Northern Hills Enterprises, Inc., or its successors. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee and of its designated representative and requirement of this covenant shall cease on and after January 1, 1984; provided, however, that at any time the then record owners of a majority of the lots in these subdivisions shall have the power through a duly recorded instrument to extend the period during which the committee shall exercise the powers and duties herein defined. The committee's approval or disapproval as required in these covenants shall be in writing. In the event this committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with. There shall be no review of any action of the Architectural Control Committee except by procedures for injunctive relief when such action is patently arbitrary and capricious; and under no circumstances shall such committee be subject to any suit by anyone for damages.

4. DWELLING COST, QUALITY, AND SIZE. No dwelling exclusive of garages, open porches, or patios shall be permitted on any lot in these subdivisions at a cost of less than \$30,000.00 based upon cost levels prevailing on the date these covenants are recorded. Said minimum improvement cost limitations are to be revised proportionately as of the date of actual construction of such improvements on each building site, respectively, to accord with the relative change in the Federal Home Loan Bank Board Index of Residential Building Costs in San Antonio, Texas. If such index values are not available at the time of actual construction, then said minimum improvements limitations above provided shall be revised in accordance with some suitable recognized index showing fluctuations in building costs. The minimum floor area of the main structure, measured to the outside of exterior walls, exclusive of garages, open porches, patios, and detached accessory buildings, shall be not less than (1050) square feet for one-story and split-level dwellings and (1200) square feet for multi-level dwellings.

5. MINIMUM MASONRY 50%. For all purposes of these Restrictive Covenants, masonry includes stucco and all materials commonly referred to in the San Antonio, Texas, building industry as masonry. A minimum of 50% of the first floor wall area to top of first floor window height and exclusive of openings shall be of masonry or masonry veneer construction. No asbestos or aluminum siding will be permitted.

6. TWO-CAR GARAGE REQUIRED. Each dwelling constructed in these subdivisions shall have a garage suitable for parking a minimum of two (2) standard-size automobiles which conforms in design and materials with the main structure. Carports that conform in design and materials to the main structure will be allowed only with the written approval of the Architectural Control Committee, and the decision of the Architectural Control Committee will be final.

7. DRIVEWAYS. All driveways on lots facing generally north and south shall be placed on the west side of the lots, and all driveways on lots facing generally east or west shall be placed on the north side of the lots, except with written approval of the Architectural Control Committee a driveway may be otherwise permitted on a lot where the said Committee decides the proposed location will add to the appearance and value of the lot and will not substantially detract from the appearance of the adjoining lots. All driveways in these subdivisions shall be surfaced with concrete, asphalt, or other similar all-weather substance. The decision of the Architectural Control Committee to allow a variance in driveway location is final.

8. BOAT AND TRAILER PARKING: No boat, trailer, camper body, or similar vehicle shall be parked for storage in the driveway or front yard of any dwelling, nor shall such vehicle be parked for storage in the side yard of any dwelling unless parked to the rear and enclosed by a screen fence.

9. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plats. In any event, no building shall be located on any lot nearer than twenty (20) feet to, nor further than forty (40) feet from, the front lot line. For the purpose of this covenant, eaves, steps, and open porches shall be excluded from this provision when approved by the Architectural Control Committee; provided, however, that this shall not be construed to permit any portion of a building to encroach upon another lot. Windows or other openings on the zero lot line side of a structure will be avoided as much as possible.

10. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than twenty (20) feet at the minimum setback line, nor shall any dwelling be erected or placed on any lot having less than three thousand (3,000) square feet.

11. WAIVER OF FRONT SETBACK REQUIREMENTS. With written approval of the Architectural Control Committee any building may be located further back from the front property line of a lot than provided in Paragraph 9 where, in the opinion of the said committee, the proposed location of the building will add to the appearance and value of the lot and will not substantially detract from the appearance of the adjoining lots. Garage locations may vary upon the approval of the Architectural Control Committee. Should the plot plan or plat showing location of the proposed structure indicate on its face that a variance is sought or needed, approval of the plans, without conditions attached, shall include approval of such variance.

12. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plats. Also, an eight (8) inch Brick Lug and Brick Wall Easement on each side of each lot and a four and five-tenths (4.5) foot Roof Overhang Easement on each side of each lot is hereby provided and reserved. By acceptance of a deed to any one or more of the above lots, the owner thereof covenants and agrees to keep and maintain in a neat and clear condition any easement which may traverse a portion of the lot or lots conveyed by deed, including the keeping of weeds or grass mowed within such area.

13. NUISANCE. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

14. NO TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

15. SIGNS. No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than one (1) square foot or one (1) sign of not more than five (5) square feet advertising the property for sale or rent. Size of signs used by a builder to advertise the property during the construction and sales period shall not be limited by these restrictions.

16. NO OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.

17. NO LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

18. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in

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sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and shall be stored in an enclosed area. No incinerators will be allowed. Materials and construction-related debris incident to construction of improvements may be temporarily stored on lots during the construction period.

19. NO INDIVIDUAL SEWAGE DISPOSAL. No individual sewage disposal system shall be permitted on any lot.

20. NO INDIVIDUAL WATER SUPPLY. No individual water supply system shall be permitted on any lot.

21. FENCES. On lots backing up to the golf course, no rear perimeter fence shall be constructed unless specifically approved, in writing, by the Architectural Control Committee. Such lots may have a fenced area for pets and rear patio areas may be fenced. Fences, if permitted by the Architectural Control Committee, shall not exceed six (6) feet in height. No fence or wall shall be built forward of the front wall line of the respective house.

22. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot with the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines or, in the case of a rounded property corner, from the intersection of the street property lines extended. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

23. BUILDING PREVIOUSLY CONSTRUCTED ELSEWHERE. No building previously constructed elsewhere shall be moved onto any lot in these subdivisions, except temporary construction-related field offices.

24. RADIO AND TELEVISION ANTENNA AND ATHLETIC EQUIPMENT. No exterior radio and/or television antennas shall be permitted on any dwelling. This is to include derricks or antennas of any nature mounted on, in, or around the dwelling or the lot upon which the dwelling rests. Any request for deviation from this covenant must be formally submitted to the Architectural Control Committee in writing along with appropriate scale drawings depicting the size, location, and intrinsic appearance of said structure and its relation to the dwelling. In no way is the submittal of such request to be deemed as sufficient to be automatically granted a variance. Said request for variance will be denied should any member of the Architectural Control Committee decline for any reason whatsoever. The decision of the Architectural Control Committee to allow or deny a variance shall be final. Should a variance be granted, in no way shall the variance be deemed to mean that the intent of this covenant is altered to permit antennas or to set a precedent for same. In keeping with the aesthetics of the development, no athletic or sports equipment; i.e., basketball backboard, goal posts, net standards, etc., shall be affixed to the street face of the dwelling, nor may they be placed on the lot between the dwelling and the street.

25. SIDEWALKS. Street sidewalks shall be constructed in accordance with requirements of the City of San Antonio in existing ordinances, including subdivision development ordinance.

26. LOT MAINTENANCE. The owners or occupants of all lots shall at all times keep weeds and grass thereon cut in a sanitary, healthful, and attractive manner.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2010 at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

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

EXECUTED this the 25<sup>th</sup> day of July, 1980.

ATTEST:

NORTHERN HILLS ENTERPRISES, INC.

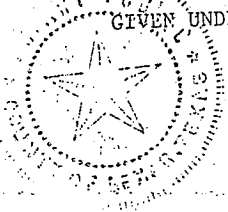
Lloyd A. Denton, Secretary

By: William S. Watson, Vice President

STATE OF TEXAS    I  
                          I  
COUNTY OF BEXAR   I

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM S. WATSON, Vice-President, NORTHERN HILLS ENTERPRISES, INC., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25<sup>th</sup> day of July, 1980.



Lynn R. Brown  
Notary Public in and for Bexar County, Texas  
Commission Expires 7/14/84

NATIONAL BANK OF COMMERCE OF SAN ANTONIO hereby joins in these restrictions as mortgagee for the purpose of subordinating its lien thereto.

EXECUTED this 14<sup>th</sup> day of August, 1980.

ATTEST:

NATIONAL BANK OF COMMERCE OF SAN ANTONIO

M. Mad Howood  
Assistant Cashier

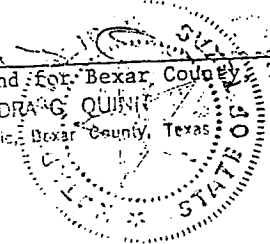
By: Christopher G. Crouch  
Assistant Vice President

STATE OF TEXAS    I  
                          I  
COUNTY OF BEXAR   I

BEFORE ME, the undersigned authority, on this day personally appeared Christopher G. Crouch, Vice President of NATIONAL BANK OF COMMERCE OF SAN ANTONIO, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14<sup>th</sup> day of August, 1980.

Sandra G. Quint  
Notary Public in and for Bexar County, Texas  
SANDRA G. QUINT  
Notary Public, Bexar County, Texas



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EXECUTED this the 31st day of July, 1980.

ATTEST:

SITTERLE PROPERTIES

Francis Maxwell

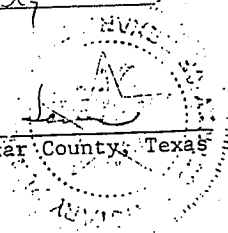
By: Daniel Sitterle

STATE OF TEXAS }  
COUNTY OF BEXAR }

BEFORE ME, the undersigned authority, on this day personally appeared Daniel Sitterle, Vice-President, SITTERLE PROPERTIES, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31st day of July, 1980.

Maitha Lane  
Notary Public in and for Bexar County, Texas



STATE OF TEXAS }  
COUNTY OF BEXAR }  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED, in the Official Public Records of Bexar County, Texas on



SEP 10 1980

Robert D. Green  
COUNTY CLERK BEXAR COUNTY, TEXAS

FILED IN MY OFFICE  
ROBERT D. GREEN  
COUNTY CLERK BEXAR CO

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