

PLEASE RETURN TO:

TREDALL & POSTER  
870 FERRIS PLACE - SOUTH TOWER  
711 LOUISIANA ST.  
HOUSTON, TEXAS 77007

152-07-1226

ED:1368

1-176 ASSOCIATE - A 11

COVENANTS AND RESTRICTIONS

THE STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HARRIS §

The undersigned, being the owners of certain real property located in Harris County, Texas, more particularly described beside the signature of each of the undersigned, all of which real property is located in NORTH EDMONT, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 557, Page 77, of the Deed Records of Harris County, Texas, hereby covenant and agree, each for himself and among themselves, to restrict the real estate owned by each in NORTH EDMONT as follows:

A. Residential purposes: No lot shall be used for any purpose except for single family residential purposes. The term "residential purposes" as used herein excludes hospitals, clinics, duplex houses, apartment houses, boarding houses, hotels, and excludes commercial and professional uses, whether from homes, garages, or otherwise, and all such uses of the lots are expressly prohibited. No building shall be erected, altered, placed, or permitted to remain on any lot other than one single family dwelling and one private garage for not more than 3 automobiles; provided however, that bona fide servant's quarters may be attached to either the single family residence or the garage. Notwithstanding the foregoing, garage apartments existing on the date hereof shall not be considered in violation of this restriction, provided that such garage apartments are confined to use as a single family residential unit.

B. Direction: All residences between Dunlevy Street and Mandell Street shall face either North or South.

C. Property Lines: No residence shall be constructed nearer than 25 feet of the front property line or nearer than 10 feet to any side street line on Milford or Banks Street. No residence on any lot on Vassar Street shall be constructed nearer to the front property line or to any side street line than the existing residence on such lot at the effective date of these covenants. No garage or servant's quarters shall be constructed nearer than 40 feet to the front property line or nearer than 20 feet to any side street line on Milford or Banks Streets. No garage or servant's quarters on any lot on Vassar Street shall be constructed nearer to the front property line than the residence on such lot or nearer than 15 feet to any side street line.

D. Weeds: Grass, vegetation, and weeds on each lot shall be cut as often as may be necessary in order to maintain the same in a neat and attractive appearance.

E. Trash: No trash, ashes, or other refuse may be thrown on any lot in this addition. Trash, garbage and other waste shall not be kept except in sanitary containers.

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F. Pets: No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot; dogs, cats, or other household pets may be kept, but positively not bred or raised for commercial use, and shall not be permitted to run loose in North Edgemont, in accordance with the City Code of the City of Houston.

G. Termination of Restrictions: These covenants and restrictions shall run with the land and shall be binding on all owners of lots in North Edgemont and all persons claiming under them until January 1, 1980, after which time said covenants and restrictions shall be automatically extended for successive periods of five (5) years unless an instrument signed by a majority of the then owners of the lots in North Edgemont is filed for record in Harris County, Texas altering, rescinding, or modifying said covenants and restrictions.

These covenants and restrictions shall be construed and interpreted individually, and the invalidity or waiver of any covenant and restriction shall not affect any other covenant and restriction.

These covenants and restrictions shall become effective upon the filing of this instrument duly executed by the owners of at least 80% of the lots in North Edgemont.

IN WITNESS WHEREOF, the undersigned have executed this instrument as of the date set forth beside the name of each.

Date: 4-12-76 Roger Barney for  
1612 VASSARI  
Address

THE STATE OF TEXAS )  
COUNTY OF HARRIS )

BEFORE ME, the undersigned authority, on this day personally appeared ROGER BARNEY, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of April, 1976.



[Signature]  
Notary Public in and for  
Harris County, Texas  
My Commission Expires June 1, 1977  
Signed by Assistant Notary, Lawyers Surety Corp.

152-07-1228

FILED FOR RECORD  
9:00 A. M.

NOV 3 1976

*P. L. ...*  
County Clerk, Harris County, Texas

STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that the foregoing was filed in  
the Public Records on the date and at the time  
shown on this and was duly recorded, in the  
Public Records of said County of Harris County, Texas on

NOV 3 1976



*P. L. ...*  
COUNTY CLERK,  
HARRIS COUNTY, TEXAS

and the streets thereon were marked out on said plat and on the ground and the same are hereby dedicated to the use of the public.

In testimony whereof, we have signed our names on this 4th day of Feb., 1924.

P. J. Allen, Annie Borts, E. Borts, E. V. Ley.

State of Texas, County of Harris. Before me, a notary public, in and for said County and State on this day personally appeared P. J. Allen, E. Borts, E. V. Ley, Annie Borts, 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 considerations therein expressed, and the said Annie Borts, wife of the said E. Borts, having been examined by me privily and apart from her husband, and the law same fully explained to her, she, the said Annie Borts acknowledged such instrument to be her act and deed and declared that she had willingly signed same for the purpose and considerations therein expressed, and did not wish to retract it.

Given under my hand and seal of office, this 4th day of February A. D. 1924.

W. P. Wledge, Notary Public, Harris County, Texas. (Seal)

This plat of "improvement" submitted to the City of Houston, Harris County, Texas, was filed with the City Council by P. J. Allen, E. Borts, E. V. Ley, Annie Borts, owners; and was approved and the streets thereon accepted for the use of the public on this \_\_\_ day of March 17, 1924.

Approved: J. C. McVee, City Engineer. J. A. Moore, City Secretary

Filed for record Mar. 19, 1924 at 4:25 o'clock P.M. Recorded Mar. 21, 1924 at 11:00 o'clock A.M.

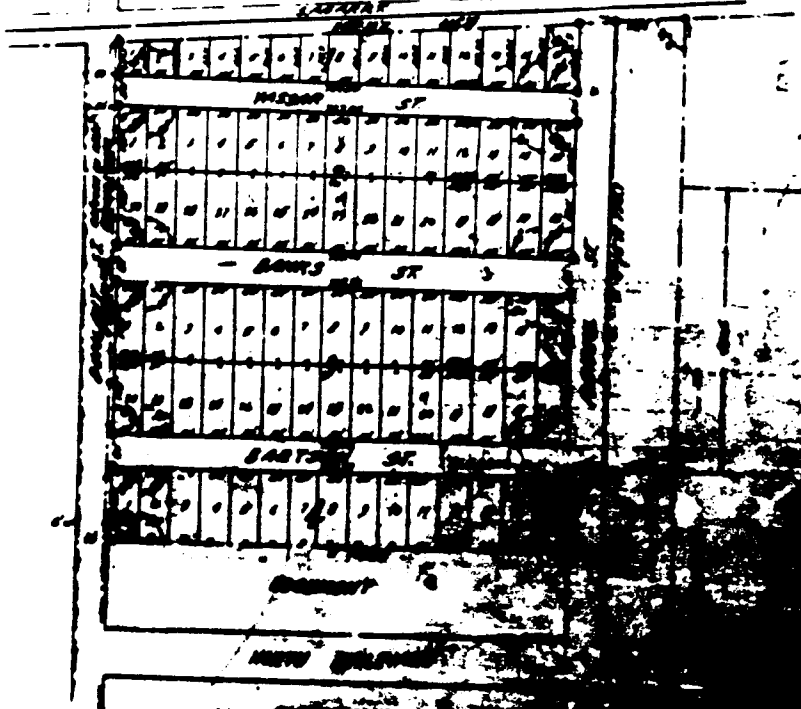
*W. P. Wledge* Clerk County Court Harris County, Texas. By *P. J. Allen*

No. 144728

To

Map & Record Office

Trust Co.



NORTH EDGE MONT

SOUTHWEST

PREWAY

SOUTHWEST

1705 A 4 1702

1705 1700  
485.0

1705 1703  
1705 1704

1704 1702

1710 1702  
1710 1702

1	1600	1650	1640	1644	1645	1636	1630	1628	1624	1620	1616	13	14	15
2	1600	1650	1640	1644	1645	1636	1630	1628	1624	1620	1616	13	14	15

1	1607	1648	1654	1647	1642	1639	1636	1629	1627	1625	1619	1615	1611	1607	1601
2	1607	1648	1654	1647	1642	1639	1636	1629	1627	1625	1619	1615	1611	1607	1601

1	1607	1648	1654	1647	1642	1637	1633	1629	1627	1625	1618	1614	1605	1601
2	1607	1648	1654	1647	1642	1637	1633	1629	1627	1625	1618	1614	1605	1601

1	1609	1653	1649	1646	1641	1638	1635	1632	1629	1626	1623	1619	1615	1611
2	1609	1653	1649	1646	1641	1638	1635	1632	1629	1626	1623	1619	1615	1611

1	1659	1645	1645	1639	1632	1629	1615	1611	1609	1600
2	1659	1645	1645	1639	1632	1629	1615	1611	1609	1600

1	1660	1644	1636	1630	1620	1612	1600
2	1660	1644	1636	1630	1620	1612	1600

1	1607	1604	1601	1597
2	1607	1604	1601	1597

1	1607	1604	1601	1597
2	1607	1604	1601	1597

1	1607	1604	1601	1597
2	1607	1604	1601	1597

1	1607	1604	1601	1597
2	1607	1604	1601	1597

1	1511	1505
2	1515	1505
3	1512	1504

NORTH EDGE MONT

NORTH EDGE MONT

EDGE MONT

2.

FIRST UNITED CREDIT UNION

LOT