

N058897

DECLARATION OF  
RESTRICTIVE COVENANTS OF SUNSET PLACE

THE STATE OF TEXAS }  
COUNTY OF HARRIS }

029-12-0297

03/20/91 00667183 N058897 \$ 46.00

We the undersigned, are owners of Lots One through Twelve (1 -12), Block A, and Lots One through Twelve (1 - 12), Block B, of SUNSET PLACE as indicated below.

SUNSET PLACE is an addition to the City of Houston, in Harris County, Texas, according to the map or plat thereof recorded in Volume 725, Page 370, of the Map or Plat Records of Harris County, Texas; all of which shall be hereinafter referred to as "Real Property".

We, the undersigned, are owners of at least seventy-five percent (75.0%) of the square footage areas of said lots in SUNSET PLACE,

Our purpose is to create, carry out, and maintain a uniform plan of covenants, conditions, easements, and restrictions for the purpose of protecting the value and desirability of the Real Property. We mean for these covenants, etc. to run with the Real Property and be binding on all parties having any right, title, or interest in or to the Real Property or any part thereof, and their heirs, executors, successors and assignees, and which easements, restrictions, covenants and conditions shall inure to the benefit of each owner thereof.

We do hereby vote, declare and agree to adopt, establish and create the following described restrictive covenants, which are considered covenants running with the land and shall be in force and effect until 1 January, 2040; to wit:

- (1) All lots shall be used for single family dwellings and duplex residences only. Existing apartment uses may be maintained at existing densities. Existing apartment uses may be reconstructed at existing densities as multi-family structures or town houses, and new apartments may be added to other lots as accessory uses, insofar as all requirements for parking are provided off-street.
- (2) No place of business of any kind shall be built, kept, or maintained. The foregoing shall not restrict, as accessory uses, customary household occupations, nor business activities not adversely effecting the residential character of the addition. Business signs visible from the street, and parking for business purposes in front yards and adjacent streets are specifically prohibited.

(s) Nancy Miller  
1710 ALBANS  
HOUSTON, TX. 77005

46  
R

(3) After adoption of these restrictions, all new construction and reconstruction shall conform to the following: 029-12-0298

- (a) The front and two side facades of all primary buildings shall be of eighty percent (80.0%) brick or stucco exterior construction. Accessory buildings, garages and carports may be of frame construction.
  - (b) No building shall be constructed closer than twenty (20.0) feet from the front property line; nor closer than a line connecting the front facade of the primary building on either side; whichever is least.
  - (c) There shall be a five (5.0) foot easement at the rear of all lots sufficient to contain and maintain public utilities.
  - (d) Primary buildings shall maintain side-yards of not less than six and one half (6-1/2) feet to the side property line, OR thirteen (13.0) feet horizontal separation to existing primary buildings. For the purposes of this section, garages and carports are considered accessory [versus primary] buildings.
  - (e) No building shall exceed twenty four (24) feet in height measured from finished grade to the line of eave, cornice or top of parapet, OR the line of the eave, cornice, or top of parapet shall be consistent with that of the buildings on either side.
- (4) Non-conforming uses and improvements destroyed or damaged by fire or other natural causes may be replaced or reconstructed within six (6) months of the occurrence.
  - (5) No trailers, mobile or motor homes, recreational vehicles, motorcycles, or boats shall be parked or stored on the front yard of any lot or on adjacent streets.
  - (6) Unless specifically permitted in writing by a majority of the whole number of lot owners in the addition, there shall be no prospecting, mining, drilling, or producing of oil, gas, or other hydro-carbon or mineral products or substances in on or upon any of the said property.

Invalidation of any provision of said restrictions by court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.

029-12-0299

Address: 1706 ALBANS  
Owner: NGO, SCOTT & JANET  
Lot: 11  
Block: A  
Square Feet: 5000

Please include my property   
Please exclude my property

Scott & Janet 6/24/90 (DS) John  
Name and Date  
Janet 6/24/90  
Name and Date  
Janet NGO

Copies to: All Property Owners

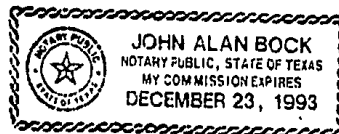
Draft approved and accepted at  
Property owners meeting on 10  
June, 1990

sunstp1.060

The State of Texas        §  
                                      §  
County of Harris         §

I, John Alan Bock, a Notary Public, do hereby certify  
that on this 24th day of June, 1990, personally appeared before  
me Janet + Scott NGO,  
who being by me first duly sworn, declared the he/she is the person  
or persons who signed the foregoing Restrictive Covenants of  
Sunset Place.

[Signature]  
Notary Public in and for  
Harris County, T E X A S



029-12-0300

Address: 1737 ALBANS  
Owner: PEPPERELL, R.G.  
Lot: 3  
Block: B  
Square Feet: 6545

Please include my property   
Please exclude my property

R.G. Pepperell 6-24-90  
Name and Date R.G. Pepperell

Elsie L. Pepperell 6-24-90  
Name and Date  
Elsie L. Pepperell

*JW*

Copies to: All Property Owners

Draft approved and accepted at  
Property owners meeting on 10  
June, 1990

sunstp1.060

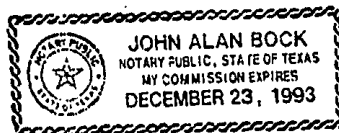
The State of Texas

County of Harris

§  
§  
§

I, John Alan Bock, a Notary Public, do hereby certify  
that on this 24th day of June, 1990, personally appeared before  
me Elsie + R.G. Pepperell,  
who being by me first duly sworn, declared the he/she is the person  
or persons who signed the foregoing Restrictive Covenants of  
Sunset Place.

*[Signature]*  
Notary Public in and for  
Harris County, T E X A S



029-12-0301

Address: 1702-1704 ALBANS  
Owner: SMALLEY  
Lot: 12A  
Block: A  
Square Feet: 4900

Please include my property   
Please exclude my property

George F. Smalley March 13, 1991  
Name and Date George F. Smalley  
Behnaz N. Smalley March 13, 1991  
Name and Date

Jr

Behnaz N. Smalley

THE STATE OF TEXAS §  
§  
THE COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared George F. Smalley, 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 considerations therein expressed.

GIVEN under my hand and seal of office, this 13<sup>th</sup> day of March, 1991.

Patricia J. Mack  
Notary Public in and for  
The State of TEXAS

RECORDER'S MEMORANDUM:  
This memorandum has been posted on a piece of paper which was pasted or stapled over printed matter on the original instrument at the time the original instrument was filed.

THE STATE OF TEXAS §  
§  
THE COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Behnaz N. Smalley, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this 13<sup>th</sup> day of March, 1991.

Patricia J. Mack  
Notary Public in and for  
The State of TEXAS

029-12-0302

Address: 1700 ALBANS  
Owner: MC CARTHY & COLE  
Lot: 12B  
Block: A  
Square Feet: 2600

Please include my property   
Please exclude my property

Susan M. Cole 6/20/90  
Name and Date *susan m. cole*  
Charles G. McCarthy 6/20/90  
Name and Date  
Charles G. McCarthy

*JW*

Copies to: All Property Owners

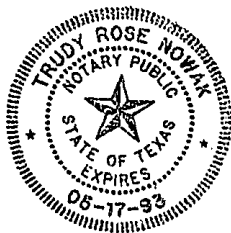
Draft approved and accepted at  
Property owners meeting on 10  
June, 1990

sunstp1.060

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared  
Susan M. Cole and Charles G. McCarthy, known to me to be the person whose  
name is subscribed to the foregoing instrument, and acknowledged to me  
that they executed the same for the purposes and consideration therein  
expressed.

GIVEN UNDER MY HAND and seal of office this 20th day of June, 1990 A.D.



Trudy Rose Nowak  
Notary Public Signature

Trudy Rose Nowak  
Notary Public - Typed or Printed  
My commission expires: 5-17-93

029-12-0303

Address: 1710 ALBANS  
Owner: MILLER, JAMES & NANCY  
Lot: 10  
Block: A  
Square Feet: 5000

Please include my property   
Please exclude my property

*[Signature]* 6-24-90  
Name and Date *H. James Miller*  
*Nancy B. Miller*  
Name and Date *Nancy B. Miller*

Copies to: All Property Owners

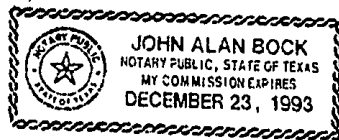
Draft approved and accepted at  
Property owners meeting on 10  
June, 1990

sunstp1.060

The State of Texas     \$  
                                  \$  
County of Harris        \$

I, John Alan Bock, a Notary Public, do hereby certify  
that on this 24th day of June, 1990, personally appeared before  
me Nancy + James Miller,  
who being by me first duly sworn, declared the he/she is the person  
or persons who signed the foregoing Restrictive Covenants of  
Sunset Place.

*[Signature]*  
Notary Public in and for  
Harris County, T E X A S



029-12-0304

Address: 1741 ALBANS <sup>WLD</sup>  
Owner: DOUGLASE, MARY LAUREL  
Lot: 2  
Block: B  
Square Feet: 6545

Please include my property   
Please exclude my property

Mary L. Douglas 6/24/90 *W*

Name and Date

Mary L. Douglas

Name and Date

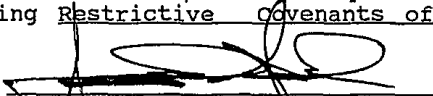
Copies to: All Property Owners

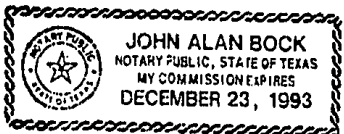
Draft approved and accepted at  
Property owners meeting on 10  
June, 1990

sunstp1.060

The State of Texas        \$  
                                  \$  
County of Harris         \$

I, John Alan Bock, a Notary Public, do hereby certify  
that on this 24th day of June, 1990, personally appeared before  
me Mary Laurel Douglas,  
who being by me first duly sworn, declared the he/she is the person  
or persons who signed the foregoing Restrictive Covenants of  
Sunset Place.

  
Notary Public in and for  
Harris County, T E X A S





Address: 1725 ALBANS  
Owner: COLE, CATHERYN & MICHAEL A. Cole  
Lot: 6  
Block: B  
Square Feet: 6545

Please include my property   
Please exclude my property

Michael A. Cole  
Name and Date  
Michael A. Cole

Cathryn B. Cole  
Name and Date  
Cathryn B. Cole

MAC  
6/24/90  
7/18/90

029-12-0305

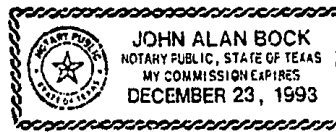
Copies to: All Property Owners

Draft approved and accepted at  
Property owners meeting on 10  
June, 1990

sunstp1.060

I, John Alan Bock, a Notary Public, do hereby certify  
that on this 24th day of June, 1990, personally appeared before  
me Cathryn Cole  
who being by me first duly sworn, declared the he/she is the person  
or persons who signed the foregoing Restrictive Covenants of  
Sunset Place.

[Signature]  
Notary Public in and for  
Harris County, T E X A S



STATE OF TEXAS §  
COUNTY OF HARRIS §

I, Tonya L. Sampson, a Notary Public, do hereby certify  
that on this 18th day of July, 1990, personally appeared before  
me Michael A. Cole, who being by me first duly sworn, declared  
that he is the person who signed the foregoing Restrictive Covenants  
of Sunset Place.



Tonya L. Sampson  
Notary Public in and for  
the STATE OF TEXAS

2/A

Address: 1744 ALBANS  
Owner: SALERNO, JOSEPH P.  
Lot: 2  
Block: A  
Square Feet: 5000

Please include my property   
Please exclude my property

Joseph P. Salerno  
Name and Date  
JOSEPH P. SALERNO  
June 24 1990  
Name and Date

029-12-0306

Copies to: All Property Owners

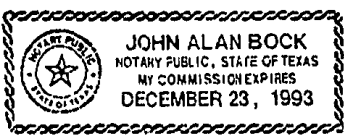
Draft approved and accepted at  
Property owners meeting on 10  
June, 1990

sunstp1.060

The State of Texas       \$  
                                  \$  
County of Harris         \$

I, John Alan Bock, a Notary Public, do hereby certify  
that on this 24th day of June, 1990, personally appeared before  
me Joseph P. Salerno,  
who being by me first duly sworn, declared the he/she is the person  
or persons who signed the foregoing Restrictive Covenants of  
Sunset Place.

[Signature]  
Notary Public in and for  
Harris County, T E X A S



Address: 1740 ALBANS  
Owner: SWINSKI, AGNES F.  
Lot: 3  
Block: A  
Square Feet: 5000

Please include my property   
Please exclude my property

Agnes F. Swinski  
Name and Date  
AGNES F. SWINSKI 6/24/90

\_\_\_\_\_  
Name and Date

Copies to: All Property Owners

029-12-0307

Draft approved and accepted at  
Property owners meeting on 10  
June, 1990

sunstp1.060

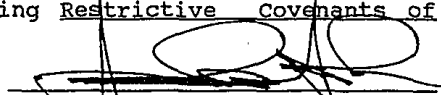
The State of Texas

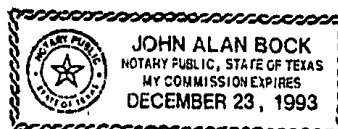
\$

County of Harris

\$

I, John Alan Bock, a Notary Public, do hereby certify  
that on this 24th day of June, 1990, personally appeared before  
me Agnes F. Swinski,  
who being by me first duly sworn, declared the he/she is the person  
or persons who signed the foregoing Restrictive Covenants of  
Sunset Place.

  
Notary Public in and for  
Harris County, T E X A S



Address: 1730 ALBANS  
Owner: BULAS, IRENE  
Lot: 5  
Block: A  
Square Feet: 5000

Please include my property   
Please exclude my property

Irene Bulas  
Name and Date IRENE BULAS  
June 24 1990  
Name and Date

Copies to: All Property Owners

029-12-0308

Draft approved and accepted at  
Property owners meeting on 10  
June, 1990

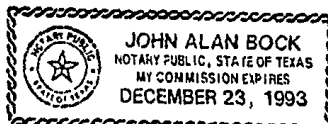
sunstp1.060

The State of Texas        \$  
                                      \$  
County of Harris         \$

I, John Alan Bock, a Notary Public, do hereby certify  
that on this 24th day of June, 1990, personally appeared before

me Irene Bulas,  
who being by me first duly sworn, declared the he/she is the person  
or persons who signed the foregoing Restrictive Covenants of  
Sunset Place.

[Signature]  
Notary Public in and for  
Harris County, T E X A S



Address: 1736 ALBANS  
Owner: ~~ADAMS~~, ELAINE & ~~ANTHONY~~  
Lot: 4 *E.R. ROBINSON*  
Block: A  
Square Feet: 5000

Please include my property

Please exclude my property

*Elaine Robinson 6-24-90* | *✓*  
Name and Date  
*ELAINE ROBINSON*

\_\_\_\_\_  
Name and Date

029-12-0309

Copies to: All Property Owners

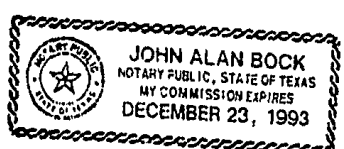
Draft approved and accepted at  
Property owners meeting on 10  
June, 1990

sunstpl.060

The State of Texas       §  
  §  
County of Harris       §

I, John Alan Bock, a Notary Public, do hereby certify  
that on this 24 th day of June, 1990, personally appeared before  
me Elaine Robinson  
who being by me first duly sworn, declared the he/she is the person  
or persons who signed the foregoing Restrictive Covenants of  
Sunset Place.

*[Signature]*  
\_\_\_\_\_  
Notary Public in and for  
Harris County, T E X A S



Address: 1719 ALBANS  
Owner: MACK, PATTI  
Lot: 9  
Block: B  
Square Feet: 6545

Please include my property   
Please exclude my property

Name and Date  
Patricia J. Mack 6/24/90  
Name and Date PATRICIA J. MACK

Copies to: All Property Owners

029-12-0310

Draft approved and accepted at  
Property owners meeting on 10  
June, 1990

sunstp1.060

The State of Texas       \$  
County of Harris         \$

I, John Alan Bock, a Notary Public, do hereby certify  
that on this 24th day of June, 1990, personally appeared before

me Patricia J. Mack,  
who being by me first duly sworn, declared the he/she is the person  
or persons who signed the foregoing Restrictive Covenants of  
Sunset Place.

[Signature]  
Notary Public in and for  
Harris County, T E X A S



JOHN ALAN BOCK  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES  
DECEMBER 23, 1993

Address: 1713 ALBANS  
Owner: BATTISTA, NINA  
Lot: 10  
Block: B  
Square Feet: 6545

Please include my property X  
Please exclude my property    

\_\_\_\_\_  
Name and Date  
*Nina Battista* *W*  
\_\_\_\_\_  
Name and Date *NINA BATTISTA*  
*June 24 - 1990*

Copies to: All Property Owners

029-12-0311

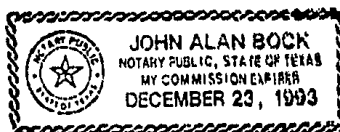
Draft approved and accepted at  
Property owners meeting on 10  
June, 1990

sunstp1.060

The State of Texas        \$  
                                  \$-0-0  
County of Harris         \$-0-0

I, John Alan Bock, a Notary Public, do hereby certify  
that on this 24 th day of June, 1990, personally appeared before  
me Nina Battista,  
who being by me first duly sworn, declared the he/she is the person  
or persons who signed the foregoing Restrictive Covenants of  
Sunset Place.

*[Signature]*  
\_\_\_\_\_  
Notary Public in and for  
Harris County, T E X A S



Address: 1733 ALBANS  
Owner: DUKE, BETTY  
Lot: 4  
Block: B  
Square Feet: 6545

Please include my property   
Please exclude my property

Betty C. Duke 6-24-90  
Name and Date BETTY C. DUKE

\_\_\_\_\_  
Name and Date

029-12-0312

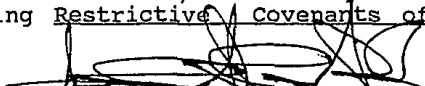
Copies to: All Property Owners

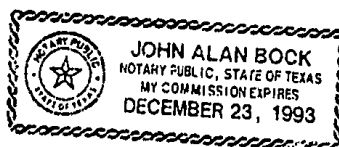
Draft approved and accepted at  
Property owners meeting on 10  
June, 1990

sunstp1.060

The State of Texas        \$  
                                      \$  
County of Harris         \$

I, John Alan Bock, a Notary Public, do hereby certify  
that on this 24th day of June, 1990, personally appeared before  
me Betty C. Duke  
who being by me first duly sworn, declared the he/she is the person  
or persons who signed the foregoing Restrictive Covenants of  
Sunset Place.

  
Notary Public in and for  
Harris County, T E X A S





Address: 1731/29 Albans  
Owner: BOCK, NORMAN A.  
Lot: 5  
Block: B  
Squae Feet: 6545

Please include my property   
Please exclude my property   
Norman A. Bock 6/22/90  
Name and Date

Norman A. Bock  
Name and Date

029-12-0313

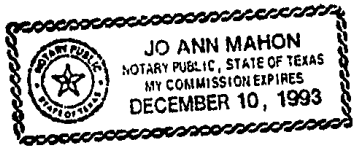
Copies to : All Property Owners

Draft Approved and accepted at  
Property owners meeting on 10,  
June, 1990.

Sunstpl.060

The State of Texas        \$  
                                  \$  
County of Harris         \$

I, Jo Ann Mahon, a Notary Public, do hereby certify that on  
this 22nd day of June, 1990, personally appeared before me  
Norman A. Bock, who being by me first duly sworn, declared  
that he is the person who signed the foregoing Restrictive Covenants of  
Sunset Place.



Jo Ann Mahon  
Jo Ann Mahon  
Notary Public in and for  
Harris County, T E X A S

Address: 1723 ALBANS  
Owner: BEEKMAN, PHILIP A. *et ux*  
Lot: 7  
Block: B  
Square Feet: 6545

Please include my property   
Please exclude my property

*Philip A. Beckman* 6-24-90  
Name and Date *Philip A. Beckman*

*Karen P. Beckman* 6/24/90 *JK*  
Name and Date *Karen P. Beckman*

Copies to: All Property Owners

029E12-0314

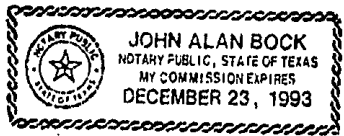
Draft approved and accepted at  
Property owners meeting on 10  
June, 1990

sunstp1.060

The State of Texas §  
County of Harris §

I, John Alan Bock, a Notary Public, do hereby certify  
that on this 24th day of June, 1990, personally appeared before  
me Philip + Karen Beckman,  
who being by me first duly sworn, declared the he/she is the person  
or persons who signed the foregoing Restrictive Covenants of  
Sunset Place.

*[Signature]*  
Notary Public in and for  
Harris County, T E X A S



Address: 1724 ALBANS  
Owner: RUSSELL & LILY HALE

Please include my property

Please exclude my property

Lot: 7  
Block: A  
Square Feet: 5000'

Russell Hale 2.21.91  
Name and Date Russell Hale  
Lily Hale 2.19.91  
Name and Date  
Lily Hale

*JK*

Copies to: All Property Owners

Draft approved and accepted at  
Property owners meeting on 10  
June, 1990

STATE OF TEXAS §  
COUNTY OF HARRIS §

029-12-0315

BEFORE ME, the undersigned authority, on this day appeared  
Russell Hale, who being by me duly sworn on his oath, stated that  
he has read the foregoing information and that the facts stated  
therein are true and correct.

Russell Hale  
RUSSELL HALE

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority,  
on this 22nd day of February, 1991 to certify which witness my  
hand and official seal.

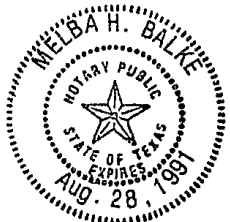


Melba H. Balke  
Notary Public, State of Texas

BEFORE ME, the undersigned authority, on this day appeared  
Lily Hale who being by me duly sworn on her oath, stated that she  
has read the foregoing information and that the facts stated  
therein are true and correct.

Lily Hale  
LILY HALE

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority,  
on this 22nd day of February, 1991 to certify which witness my  
hand and official seal.



Melba H. Balke  
Notary Public, State of Texas

Address: 1714 ALBANS  
Owner: DOBELMAN, KATHERINE  
Lot: 9  
Block: A  
Square Feet: 5000

Please include my property   
Please exclude my property

Katherine Dobelman 06/24/90  
Name and Date KATHERINE DOBELMAN

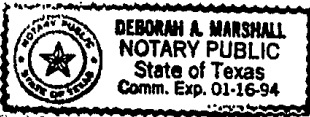
\_\_\_\_\_  
Name and Date

029-12-0316

Copies to: All Property Owners

Draft approved and accepted at  
Property owners meeting on 10  
June, 1990

sunstp1.060



Signed before me this 24th day  
of June, 1990.

Deborah A. Marshall

Address: 1750 ALBANS  
Owner: Thomas R. Williams  
& Anna Fay Williams  
Lot: 1  
Block: A  
Square Feet: 5000

Please include my property

Please exclude my property

Thomas R. Williams 12 July 90  
Name and Date

Anna Fay Williams 7/17/90  
Name and Date

Copies to: All Property Owners

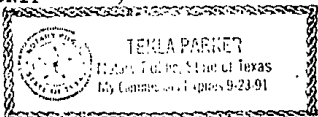
Draft approved and accepted at  
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Sept. 8, 1990

Thomas R. Williams 8 Sept 90  
THOMAS R. WILLIAMS  
Anna Fay Williams 8 Sept 90  
ANNA FAY WILLIAMS

[Signature]  
Notary  
[Signature]  
COUNTY



RECORDER'S MEMORANDUM  
ALL BLACKOUTS, ADDITIONS AND CHANGES  
WERE PRESENT AT THE TIME THE INSTRUMENT  
WAS FILED AND RECORDED

029-12-0317

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.  
THE STATE OF TEXAS  
COUNTY OF HARRIS }  
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 Real Property of  
Harris County, Texas on

MAR 20 1991



*Quita Reddick*  
COUNTY CLERK,  
HARRIS COUNTY, TEXAS

*Quita Reddick*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

91 MAR 20 PM 3:16

FILED