

STATE OF TEXAS

S

392555 - B D 1730

RESTE
D D

COUNTY OF HARRIS

S

DEED 8554 PAGE 358

RESTRICTIONS FOR WEST EDMONT ADDITION, HARRIS COUNTY, TEXAS

D392555

132-33 2334

WHEREAS, the undersigned are the owners of all or a portion of the following described real property situated in West Edgemont Addition, Houston, Harris County, Texas, to wit:

Lots 1 through 7 inclusive in Block 3;
Lots 8 through 14 inclusive in Block 2;
Lots 1 through 7 inclusive in Block 2;
Lots 1 through 7 inclusive in Block 1;
Lots 8 through 14 inclusive in Block 1;
All tracts and/or lots in Block A; all of said properties being located on Milford, Banks, Vassar and Dunlavy Streets in the City of Houston, Harris County, Texas; and

11/20
V
M

WHEREAS, it is the desire of the undersigned to restrict the use and development of the above described property for residential purposes only as that term is hereinafter defined and to prevent the encroachment of commercial development in the area;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, for and in consideration of the mutual promises and covenants contained herein do hereby impose the following terms, conditions and restrictions on the above described property, to wit:

1. This property shall be used for residential purposes only. Only one (1) one-family residence may be erected, altered, placed or be permitted to remain on each lot; provided, however, this shall not prohibit the construction of a residence on portions of two or more lots owned by the same person or persons, provided, that such tract constitutes the residence for such person or persons.
2. Notwithstanding the above, duplexes and garage apartments shall be allowed on those lots fronting on Banks and Vassar Streets.
3. No duplexes shall be allowed on those lots fronting on Milford Street.
4. No garage or outbuilding or any portion thereof on those lots fronting on Milford Street shall be rented as an apartment, residence or living quarters without the express written consent of at least 70% of the other property owners on Milford in West Edgemont Addition who are subject to these restrictions (each lot or major portion thereof having one (1) vote) which consent must include the consent of the property

owner on either side of such property where applicable. This provision shall not prohibit the use of a garage or outbuilding as living quarters for domestic employees or servants of the property owner engaged on the premises nor for members of the property owner's family.

5. Said lots and any improvements thereon shall not be used for business purposes of any kind nor for any commercial, manufacturing or apartment house purposes, nor for any purposes whatsoever that are inconsistent with the use of said property as a residence for living purposes.
6. These restrictions and covenants shall be effective as to each lot in said Addition immediately upon the signing of these restrictions and covenants by the owners of such lot and shall continue thereafter until January 1, 1990 unless sooner terminated as hereinafter provided and shall automatically be extended thereafter for successive periods of ten (10) years until terminated as hereinafter provided.
7. At any time while these restrictions and covenants are in force and effect whether during the primary term or any subsequent term thereafter, these restrictions and covenants may be amended, terminated or released by a vote of 70% of the then owners of the lots in said West Edgemont Addition that are subject to these restrictions (each lot or major portion thereof having one (1) vote), such amendment, termination or release to be in writing and filed of record in the Deed Records of Harris County, Texas.
8. These restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring property in said West Edgemont Addition, whether by descent, devise, purchase or otherwise, and any person by the acceptance of title to any lot in West Edgemont Addition shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.
9. If any person or persons shall violate or attempt to violate any of the restrictions and covenants herein, it shall be lawful for any person or persons owning any lot in said West Edgemont Addition that is subject to these restrictions to use whatever proceedings at law or in equity against the person violating or attempting to violate any such restriction and covenant, either to prevent him or them from so doing or to correct such violation or to recover damages or other relief for such violation. Invalidation of any one or any part of these restrictions by judgment or Court Order shall in no wise affect any of the other provisions or parts of provisions which shall remain in full force and effect. The failure of any property owner or owners to take any action regarding the violation of any of the restrictions and covenants contained herein shall not waive the right to do so at any time as to such particular violation or as to any violations that may occur as to any other lots in West Edgemont Addition.
10. The undersigned agree to be bound by these restrictions and covenants, notwithstanding the fact that 100% of the property owners in West Edgemont Addition may not agree to be bound hereby. Any property owner or owners of any lot in West Edgemont Addition whose signature is not shown on these restrictions may become bound and subject to such restrictions upon the filing of a separate written instrument agreeing to become bound by these restrictions and covenants, making specific reference to these restrictions and covenants which

DEED RECORDS
WR 8554 PAGE 359

132-33-2335

will be filed in the Deed Records of Harris County, Texas, and by filing of such separate written instrument in the Deed Records of Harris County, Texas.

11. By the execution of this instrument, the undersigned do hereby bind themselves, their heirs, executors, administrators and assigns forever.

Witness our hands on the respective dates shown below:

<u>Date</u>	<u>Address</u>	<u>Signature</u>
<u>12-8-69</u>	<u>1706 Milford</u>	<u>J. M. Schumacher</u>
<u>11-29-69</u>	<u>1713 Vassar</u>	<u>John W. Dickinson</u> JOHN W. DICKINSON
<u>11-29-69</u>	<u>1702 MILFORD</u>	<u>Robert L. Terry</u> ROBERT L. TERRY
<u>11-29-69</u>	<u>1702 MILFORD ST.</u>	<u>Nancy Lane Terry</u> NANCY LANE TERRY
<u>11-29-69</u>	<u>1706 Vassar</u>	<u>William F. Fike</u>
<u>12-8-69</u>	<u>1724 MILFORD ST.</u>	<u>H. A. Deans</u> (401) H. A. DEANS
<u>12-8-69</u>	<u>1724 Milford St.</u>	<u>Kim Karolyn Deans</u>
<u>12-8-69</u>	<u>1713 MILFORD ST</u>	<u>Stanley Lowrey</u>
<u>12-8-69</u>	<u>1713 Milford</u>	<u>Deborah W. Lowrey</u>
<u>12-8-69</u>	<u>1714 Vassar</u>	<u>Thelma Warner</u>
<u>12-8-69</u>	<u>1725 Milford</u>	<u>Martha K. Peoples</u>
<u>12-8-69</u>	<u>1725 Milford</u>	<u>Robert L. Peoples</u>
<u>12-8-69</u>	<u>1707 Banks</u>	<u>Mary L. Tompkins</u>
<u>17-8-69</u>	<u>1707 Banks</u>	<u>Shirley P. Tompkins</u>

DEED RECORDS
Vol. 8554 PAGE 360

132-33-2336

Date	Address	Signature
8 Dec. 1969	1707 MILFORD	Boyle Lynn Tuck
Dec. 9, 1969	1707 Milford	Boyle Lynn
Dec 9, 1969	1701-3 Vassar	John F. Kelly
Dec 8, 1969	1701-3 Vassar	Ethel M. Kelly
Dec 8, 1969	1714-1716 Bank	Nancy W. Harris
Dec 8, 1969	1727 Vassar	Joseph A. Brooks
Dec 8, 1969	1701 MILFORD	John Hogan Clark 132-33-2337
Dec 8, 1969	1701 Milford	Mrs. William Hogan Clark
Dec. 13, 1969	1730 Banks	Jimmie Jones
Dec. 14, 1969	1710 Milford	M. B. Leitch Post
Dec. 14, 1969	1710 Milford	Mary J. Leitch
Dec. 14, 1969	1713 Milford	Katherine Barnes
Dec. 14, 1969	1728 Milford	Joe Edwards
Dec 14, 1969	1728 Milford	Wilma J. Turner
April 18, 1970	1709 Vassar	Estelle H. Pullen
April 18, 1970	1709-11 Vassar	Joseph Jacaggi
Apr 18, 1970	1701-11 Vassar	Lita Jacaggi Jr
April 28, 1970	1701-3 Banks	Howard J. Boland

DEED RECORDS
 VOL 8554 PAGE 301

Date

Address

Signature

5-23-70

1701 BANKS

Mr. Howard Boland

100

DEED RECORDS
VOL. 8554 PAGE 302

132-33-2338

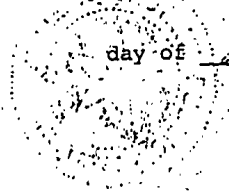
STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared F. W. Schumacher

known to me to be the person(s) whose name(s) is(are) 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 the 8 day of December, 1969.



Marion Sanford
Notary Public in and for
Harris County, Texas
Marion Sanford, Jr.

DEED RECORDS
VOLUME 8554 PAGE 383

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared John W. Williams Robert L. Terry & Nancy

Laura Terry
known to me to be the person(s) whose name(s) is(are) 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 the 29 day of November, 1969.



Marion Sanford
Notary Public in and for
Harris County, Texas
Marion Sanford, Jr.

132-33-2339

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared William K. Lake

known to me to be the person(s) whose name(s) is(are) 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 the 29 day of November, 1969.

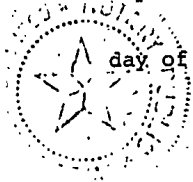


Marion Sanford
Notary Public in and for
Harris County, Texas

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Stanley Lowrey & Deborah Lowrey known to me to be the person(s) whose name(s) ~~is~~(are) 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 the 8 day of December, 1969.



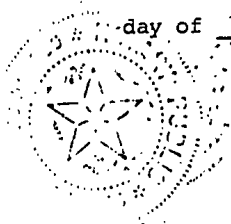
Marion Sanford
Notary Public in and for
Harris County, Texas
Marion Sanford

DEED RECORDS:
VOL 8554 PAGE 364

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Thelma Warner known to me to be the person(s) whose name(s) is(are) 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 the 8 day of December, 1969.



Marion Sanford
Notary Public in and for
Harris County, Texas
Marion Sanford

132-33-2340

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Martin Kay Peoples & Robert T Peoples known to me to be the person(s) whose name(s) ~~is~~(are) 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 the 8 day of December, 1969.



Marion Sanford
Notary Public in and for
Harris County, Texas
Marion Sanford

RECORDER'S MEMORANDUM:
Portions of This Instrument Were Inked or
Blocked Out At The Time of Recording.

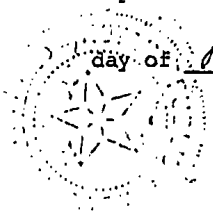
STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Mary L. Tompkins + Dan C. Tompkins

known to me to be the person(s) whose name(s) is(are) 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 the 8 day of December, 1969.



Marion Sanford
Notary Public in and for
Harris County, Texas
Marion Sanford Jr.

DEED RECORDS
WM 8554 PAGE 365

132-33-2341

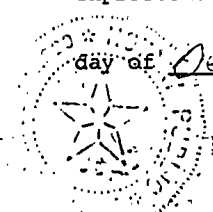
STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared H. A. Deans + Mrs. Carolyn Deans

known to me to be the person(s) whose name(s) is(are) 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 the 8 day of December, 1969.



Marion Sanford
Notary Public in and for
Harris County, Texas
Marion Sanford Jr.

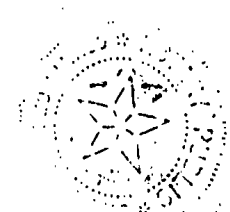
STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Boyce Lynn Tucker

known to me to be the person(s) whose name(s) is(are) 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 the 8 day of December, 1969.



Marion Sanford
Notary Public in and for
Harris County, Texas
Marion Sanford Jr.

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Benny Tucker

known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 8 day of December, 1969.



Marion Sanford
Notary Public in and for
Harris County, Texas
Marion Sanford

DEED RECORDS
VOLUME 8554 PAGE 300

132-33-2342

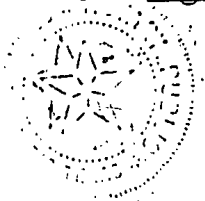
STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Julius Kelly & Etta Lee Kelly

known to me to be the person(s) whose name(s) is(are) 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 the 8 day of December, 1969.



Marion Sanford
Notary Public in and for
Harris County, Texas
Marion Sanford

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Nancy W. Harris

known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 8 day of December, 1969.



Marion Sanford
Notary Public in and for
Harris County, Texas
Marion Sanford

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Dorothy A. Brooks

known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 8 day of December, 1969.



Marion Sanford
Notary Public in and for
Harris County, Texas
Marion Sanford

Vol 8554 Page 367

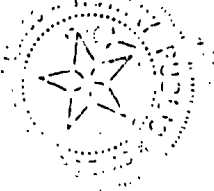
DEED RECORDS

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared John Hogan Clark + Winifred E. Clark

known to me to be the person(s) whose name(s) is(are) 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 the 1 day of December, 1969.



Marion Sanford
Notary Public in and for
Harris County, Texas
Marion Sanford

132-33-2343

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared James Sabu

known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13 day of December, 1969.



Marion Sanford
Notary Public in and for
Harris County, Texas
Marion Sanford

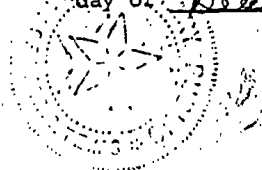
STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared M. B. Leicht & Mary J. Leicht

known to me to be the person(s) whose name(s) is(are) 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 the 14 day of December, 1969.



Marion Sanford
Notary Public in and for
Harris County, Texas
Marion Sanford

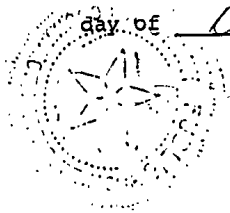
STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Conita Barnes

known to me to be the person(s) whose name(s) is(are) 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 the 14 day of December, 1969.



Marion Sanford
Notary Public in and for
Harris County, Texas
Marion Sanford

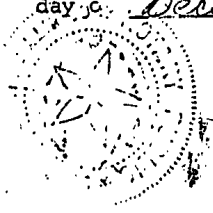
STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Joe Turner & Wilma T Turner

known to me to be the person(s) whose name(s) is(are) 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 the 14 day of December, 1969.



Marion Sanford
Notary Public in and for
Harris County, Texas
Marion Sanford

DEED RECORDS
VOL 8554 PAGE 368

132-33-2344

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Estelle N Pullen

known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15 day of April, 1969.
1970



Marion Sanford
Notary Public in and for
Harris County, Texas
Marion Sanford

DEED RECORDS
Vol 8554 PAGE 369

132-33-2345

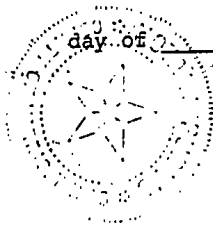
STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Joyce Joeggi & Victor Joeggi

known to me to be the person(s) whose name(s) is(are) 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 the 18 day of April, 1969.
1970



Marion Sanford
Notary Public in and for
Harris County, Texas
Marion Sanford

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared David A. O'Neal

known to me to be the person(s) whose name(s) is(are) 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 the 28th day of April, 1969.
1970



David P. O'Neal
Notary Public in and for
Harris County, Texas

RECORDER'S MEMORANDUM:
The changes made in ink on this instrument were present at the time instrument was filed and recorded.

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Mrs. Howard Boland

known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 23 day of May, 1969.



Marion Sanford P.
Notary Public in and for
Harris County, Texas

DEED RECORDS
VM 8554 PAGE 370

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared _____

known to me to be the person(s) whose name(s) is(are) 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 the _____ day of _____, 1969.

Notary Public in and for
Harris County, Texas

132-33-2346

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared _____

known to me to be the person(s) whose name(s) is(are) 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 the _____ day of _____, 1969.

Notary Public in and for
Harris County, Texas

RECORDER'S MEMORANDUM:
The changes made in ink on this instrument were present at the time instrument was filed and recorded.