

SUBDIVISION RESTRICTIONS

SECTION I OF INDIAN LAKE SUBDIVISION

THE STATE OF TEXAS }
 }
 COUNTY OF BASTROP }
 }

KNOW ALL MEN BY THESE PRESENTS:

That INDIAN LAKE, INC., a Texas corporation, the owner of Section I of Indian Lake Subdivision as shown by the plat thereof duly recorded in the Plat Records of Bastrop County, Texas, do hereby acknowledge, declare and adopt the following restrictions, which are hereby impressed on all of said property, and these restrictions and covenants shall run with the land:

1. There shall be established an Architectural Control Committee composed of three (3) members appointed by the undersigned (and/or by designees of the undersigned, from time to time) to protect the owners of lots in this subdivision against such improper use of lots as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures and structures built of improper or unsuitable materials, to obtain harmonious architectural schemes; to insure the highest and best development of said property; to encourage and secure the erection of attractive homes and placement of attractive mobile homes thereon, with appropriate locations thereof on lots; to secure and maintain proper setbacks from streets and adequate free spaces between structures; to regulate and/or participate in regulation of use of lake areas; and, in general to provide adequately for a high type of quality of improvements in said property, and thereby to enhance the value of investments made by purchasers of lots therein.

The undersigned, the Architectural Control Committee, and the officers and members of thereof shall not be deemed to have assumed any liability with regard to any undertaking by consequence of its enactment and enforcement of, or failure to enact or enforce minimum standards for, any improvements, and no act or omission shall be construed to impose any liability upon the undersigned, said Architectural Control Committee, or the officers and members thereof for damages which any grantee may sustain.

2. Subject to the provisions of numbered paragraph 10 hereof, all lots are restricted to use for single family residential purposes only and no building shall be erected or maintained on any lot in said Sub-division other than a private residence, a private boathouse, a private storage building, and a private garage for the sole use of the owner or occupant.

3. Subject to the provisions of numbered paragraphs 9 and 10 hereof, and to the last sentence of this paragraph 3, no existing building or structure of any kind and no part of an existing building or structure shall be moved onto, placed on, or permitted to remain on any lot. All construction must be of new material, except stone, brick, or other materials used for antique decorative effect if such use is approved in writing by the Architectural Control Committee. All buildings other than boathouses or residences erected on piers elevating the building at least 5 feet above ground level shall be completely underpinned, with no piers or pilings exposed to view. Without prior written consent of the Architectural Control Committee, no natural drainage shall be altered, nor shall any drainage ditch, culvert, nor drainage structure of any kind be installed nor altered, nor shall any curb nor other such impediment to the free flow of water be installed nor altered. An existing building may be placed on a lot only if it and its plans have been approved by the Architectural Control Committee, and if it has been recently constructed of new materials and has never been placed in use, and if it otherwise meets all of the requirements of these restrictions.

4. No building exceeding two stories in height shall be erected on any lot. Each residential building, subject to paragraph 9 hereof, shall have a minimum floor area of 550 square feet, exclusive of porches, stoops, open or closed carports, patios or garages, except that the Architectural Control Committee may allow smaller minimum floor area for buildings of novel design and/or materials.

5. No building, mobile home, fence, or other structure or improvement shall be erected, placed or altered on any lot until two copies of the construction plans and specifications, including specifications of all exterior materials and a plan showing the proposed location of the structure, have been submitted to and approved in writing by the Architectural Control Committee. If construction is not commenced within eight (8) months of such approval, the approval shall be null and void unless an extension is granted in writing.

6. No fence shall be permitted to extend nearer than 10 feet to the rear or the side lot lines when said rear or side lot line is within a utility easement as shown by the Plat filed for record in the Plat Records of Bastrop County, Texas (hereinafter "Plat"). Any fence along the front lot line is subject to the rights of utility companies under aforesaid utility easements and paragraph 10 hereof. Any reasonable damage by utility companies to any fence located in any utility easement shall be borne by the lot owner or purchaser and not by the utility company.

7. No building or mobile home shall be placed in any utility easement as shown on the Plat. No building or mobile home shall be located nearer than 5 feet to any side lot line, nor nearer to the rear lot line than 10 feet nor nearer to the front lot line than 20 feet; provided, however, that the Architectural Control Committee may allow lesser set-backs when unusual topography or design warrant it.

"Side lot line" as used in this paragraph, in respect to any two or more contiguous whole and/or fractional lots owned by (and/or under a contract to be conveyed by the undersigned to) the same person or persons and used as a single building site, shall thereafter mean each and/or either of the two outermost side lot lines considering said contiguous whole and/or fractional lots as one lot, if the combined width of said contiguous whole and/or fractional lots is at least 50 feet at the widest portion thereof, but no other use may be made of any lot or fractional lot to the extent it has been grouped to alter these minimum setback requirements.

8. No animals or birds, other than household pets, shall be kept on any lot.

9. Except as provided below in regard to camping, no outbuilding, boathouse, basement or garage erected on any lot shall at any time be used as a dwelling, temporarily or permanently. No shack shall be placed on any lot. Mobile homes (including travel type trailers used as mobile homes) may be placed and used upon any lot only if same have been inspected by, and prior written approval of same has been granted by, the Architectural Control Committee, and said Committee may, as condition to its said approval, make any requirement which in its judgment is deemed proper, including the following requirements: (a) that the mobile home be no more than 5 years old at date of application, be in good repair and of attractive design and appearance, and underpinned within 90 days with material approved by the Architectural Control Committee, (b) that any mobile home not built by a commercial mobile home manufacturer be of design, appearance and quality comparable to those built by commercial manufacturers; otherwise no mobile home shall be placed on any lot, and (c) water service must be connected and an approved septic tank must be installed prior to occupancy. Camping on lots shall be limited to: (1) use of campers, camping trailers, tents or other camping shelters which shall be of good appearance and in good repair, and no such camping shelter shall be placed on any lot for more than 14 days of any 30 day period, or (2) use of travel trailers or other mobile homes meeting the requirements (other than underpinning and connection to water lines and septic tanks) for mobile homes to be placed on lots, and such travel trailer or other mobile home shall remain on lots only so long as camping use or occupancy does not occur in more than 14 days in any 30 day period. Lots shall be kept free of litter, rubbish, trash or other debris, and no unsanitary condition shall be allowed to exist on any lot.

10. Easements are reserved along and within 10 feet of the lot lines (1) as shown in the Plat, and (2) in the set-back from the front lot lines as established in paragraph 7 hereof, for the construction, operation and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, gas lines, telephone, water lines, sanitary and storm sewers, road drains and other public and quasi-public utilities and to cut and/or trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to and egress from across said premises to employees of said utilities.

The undersigned and/or their designees may, on any lot and/or lots then owned by the, construct, maintain, use and allow to be used by others, parks, swimming pools, playgrounds, community center buildings, sales offices, mobile home demonstration and sales lots, water wells and related pumping, storage, operation and maintenance facilities, and the like, and numbered paragraphs 2, 3, 4, 5, 6, 7 and 9 hereof shall not apply thereto.

11. No outside toilet or privy shall be erected or maintained in the Subdivision. The materials installed in, and the means and methods of assembly of, all sanitary plumbing shall conform with the requirements of the Health Department of Bastrop County and the State of Texas. No septic tank or lateral line will be placed within 10 feet of any water line installed in any utility easement.

12. Subject to the provisions of the last two sentences of this paragraph, as to each lot in this Subdivision, an assessment is hereby made of (i) \$1.50 per month per lot the owner of which owns only one lot in said Subdivision, and (ii) a pro-rata amount per month per lot in said Subdivision in respect to lots of which two or more are owned by the same person but not to exceed \$1.50 per month as to the total of all lots owned by one owner in said Subdivision, for the maintenance and construction of playgrounds, parks, roads and other improvements in Indian Lake Subdivision; "owner" as used in this sentence shall include also a purchaser from the undersigned of a lot. The assessment shall accrue from the earlier of the date or the agreement for deed from the undersigned as sellers to a purchaser or of the conveyance by the undersign as grantors. Such assessment shall be and is hereby secured by a lien on each lot in this Subdivision, respectively, and shall be payable to Indian Lake Owners Association (a Texas non-profit corporation), its successors and assigns, the owner of said assessment funds, on June 30th of each year commencing in 1973, at which date in the year 1973 and in successive years said assessment lien shall conclusively be deemed to have attached, and there shall be no lien securing said assessment until June 30th of each such year. Said assessment lien shall be junior and subordinate to any lien which may be placed on any lot or any portion of any lot as security for any interim construction loan and/or any permanent loan for financing improvements on said lot, and/or any purchase money loan for any lot on which a dwelling or building complying with these restrictions has theretofore been constructed. Said assessment shall not accrue in respect to any lot during such time as the owner (or any person as purchaser from the undersigned under a contract to purchase then in force) of such lot, after having made written application for membership in said Indian Lake Owners Association, is refused membership (or having been admitted is involuntarily expelled from membership) in said Association, it being understood that said playground, parks and recreational areas are for the sole use and benefit of the members of said Association and their families. No assessment shall be made against the undersigned at any time; assessments against lots owned by the undersigned shall accrue, and liens securing same may attach, only during such time as a contract to purchase said lots from the undersigned is then in force.

13. Any building, structure or improvement, commenced upon any lot shall be completed as to exterior finish and appearance, within six (6) months from the commencement date. No lot or portion of any lot shall be used as a dumping ground for rubbish or trash, nor for storage of items or materials

(except during construction of a building or in approved storage buildings), and all lots shall be kept clean and free of any boxes, rubbish, trash, or other debris. The undersigned shall have the right to enter the property where a violation exists under this paragraph and remove the incomplete structure or other items at the expense of the offending party.

14. No lot shall be further subdivided except that fractions of lots may be separated to add to space of whole lots if the combination of whole and fractional lots is used as a single building site and if all other provisions of these subdivision restrictions are complied with. No lot or any part of a lot shall be used for a street, access road or public thoroughfare without the prior written consent of the undersigned, their successors and assigns.

15. If the owner of any lot in said Subdivision, or any other person, shall violate any of covenants herein, it shall be lawful for the above described Indian Lake Owners Association or any other person or persons owning any real property situated in said Subdivision 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, or both.

16. Invalidation of any one or more of these covenants, and restrictions by judgment of any Court shall in nowise affect any of the other covenants, restrictions, and provisions herein contained, which shall remain in full force and effect.

EXECUTED this 6th day of March, 1972.
INDIAN LAKE, INC.

By W. C. Hammer
President

ATTEST:

James L. Deibel
Asst. Secretary

STATE OF TEXAS I
 I
COUNTY OF DALLAS I ss.

Before me, the undersigned, Notary Public in and for the County and State aforesaid, on this day personally appeared W. C. Hammer, known to me to be the person whose name is subscribed to the foregoing instrument, and known to me to be the President of Indian Lake, Inc., who acknowledged to me that he executed the said instrument for the purpose and consideration therein expressed, and in the capacity therein stated, as his own free and voluntary act and deed and as the free and voluntary act and deed respectively of Indian Lake, Inc., a corporation organized and existing under the laws of the State of Texas.

Given under my hand and seal of office this 6th day of March, 1972.

Geraldine M. Ellen
NOTARY PUBLIC IN AND FOR DALLAS COUNTY,
TEXAS



FILED FOR RECORD 7th DAY OF March, 1972 AT 9:30 A.M.
AND RECORDED THE 9th DAY OF March, 1972 AT 11:55 A.M.
BY Joyce Schaefer DEPUTY. LUGILLE MCGULLOUGH, CLERK,
BASTROP COUNTY, TEXAS.