

DEEDS

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

WHEREAS, on the 20th day of November, 1973, NORTH WOODS RESORT, INC., the owner of an unrecorded subdivision in the M. B. Lawrence Survey, A-310, Montgomery County, Texas did establish a certain set of restrictions governing said subdivided lots which restrictions were duly recorded in Volume 836, Pages 646-9 of the Deed Records of Montgomery County, Texas; and

WHEREAS, the said NORTH WOODS RESORT, INC. has not sold any of said lots or property and is still the owner of the entire subdivision and is desirous of making a new set of restrictions to govern the said NORTH WOODS subdivision in lieu of and in place of the previously recorded restrictions; and

WHEREAS, the new restrictions are more fully hereinafter set forth and shall hereafter be the restrictions governing the said NORTH WOODS subdivision, Montgomery County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that NORTH WOODS RESORT, INC. acting by and through its duly authorized officers does hereby and herewith cancel the restrictions heretofore filed in Volume 836, Pages 646-9, Deed Records, Montgomery County, Texas and in place thereof does hereby and herewith establish the following set of restrictions to govern the said NORTH WOODS subdivision, Montgomery County, Texas, to-wit:

CERTIFIED COPY CERTIFICATE
STATE OF TEXAS
COUNTY OF MONTGOMERY
A true and correct copy. I hereby certify as the same appears in Vol. 857 Page 345 of the Deed records in the County Clerk's Office in Montgomery County, Texas.



MARK TURBULL
COUNTY CLERK
COUNTY OF MONTGOMERY
[Signature] Deputy

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

KNOW ALL MEN BY THESE PRESENTS:

THAT NORTH WOODS RESORT, INC., hereinafter sometimes called "corporation" for brevity, being a Texas corporation, and the owner of North Woods, a subdivision of 311 lots in the M. B. Lawrence Survey, Abstract 310, Montgomery County, Texas; and

NOW, THEREFORE, NORTH WOODS RESORT, INC., acting by and through its duly authorized and undersigned officers, being the owner of said subdivision, does hereby adopt the following covenants and restrictions, which shall be taken and deemed as covenants to run with the land and shall be binding on and enforceable by this owner, its successors, grantees, assigns and all parties and persons claiming under it until September 1, 1985, at which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years unless by duly recorded instruments signed by a majority of the then record owners of a majority of the lots in said addition, it is agreed to change said covenants, conditions and restrictions in whole or in part.

RESTRICTIONS - NORTH WOODS SUBDIVISION

1. All lots in said subdivision are designated as residential lots, and shall be used for residential purposes only. Reserve areas "A", "B" and "C" and the area designated "PARK" on the plat of said subdivision, are excepted and excluded from all restrictions contained herein.

2. Only one single family private dwelling unit or residence designed for the occupancy of one family and one appurtenant garage shall be erected on any lot, except that one single family dwelling unit and a single family garage apartment unit may be constructed upon said lot, provided that the garage, garage apartment or any other outbuilding shall not be built prior to the construction of the main dwelling unit.

3. No dwelling with less than 1,000 square feet of floor space in the enclosed living area shall be constructed on lots number 1 through 161, inclusive. No mobile home shall be permitted on lots number 1 through 161, inclusive. No dwelling with less than 600 square feet of floor space in the enclosed living area shall be constructed or permitted on lots number 162 through 311, inclusive; factory mobile homes of not less than twelve (12') feet wide and fifty (50') feet long shall be permitted as permanent dwellings on lots 162 through 311, inclusive. Open or screened porches, breezeways, or garages shall not constitute enclosed living area. No building, structure or any part thereof shall be constructed or permitted to extend over or encroach upon any street or utility or drainage easement or nearer to any front property line than twenty-five (25') feet or nearer to a side line than five (5') feet.

CERTIFIED COPY CERTIFICATE
STATE OF TEXAS
COUNTY OF MONTGOMERY
A true and correct copy I hereby certify as the
same appears in Vol. 857 Page 316 of
the _____ recorder in the County
Clerk's Office in Montgomery County, Texas.
MARK TURNBULL
COUNTY CLERK
COUNTY OF MONTGOMERY
By _____ Deputy



4. Exterior walls of all buildings and improvements shall be constructed of masonry, cedar shakes, stained wood, or pre-fabricated siding, provided, however, that absolutely no composition shingles, imitation brick, asbestos shingles, or materials of a like or kindred nature will be permitted on the outside walls of any structure. All exposed wood or metal surfaces except cedar shall be painted immediately with at least two (2) coats of good quality paint. The main dwelling shall have a hip or gable roof surfaced with tile, gravel, wood or composition shingles and no corrugated iron or roll roofing or shed type roof shall be permitted. Garages shall be constructed of the same material as the main dwelling, provided that if the garage is detached from the house it may be constructed of wood or pre-fabricated siding and covered with two (2) coats of good quality paint. The exterior of any building must be completed within six (6) months of the time construction begins. No dwelling shall be occupied prior to the completion of the exterior and installation of adequate indoor toilet facilities.

5. No old or existing house or structure shall be moved in or placed on any lot, with the exception of factory constructed mobile homes as permitted and set forth in paragraph number 3 of the restrictions and permitted on lots 162 through 311, inclusive.

6. Motor homes, campers and tents for camping purposes shall be permitted on any lot, but not to exceed an accumulated period of sixty (60) days in any one calendar year.

7. No residence or other building of any kind of what is commonly known as "boxed" or "sheet metal" or "tar paper shacks" or truck body or box car or caboose or bus body or damaged mobile home, or temporary structure of any type shall be erected, placed or permitted to remain on any lot.

8. No outside toilets shall be used or maintained on any lot. All lavatories, toilets and bath facilities shall be built indoors, be connected with adequate septic tanks with adequate lateral lines for sewage and waste disposal and constructed to comply with all laws, regulations and specifications of state and local health authorities. No lateral or leaching lines from grease traps or septic tanks shall be allowed to drain either directly or indirectly into road ditches or natural drainage ditches.

9. Billboards, sign boards, junk, trash, litter, junk cars and appliances, old furniture or unsightly objects are prohibited, with the exception that one (1) "For Sale" sign not to exceed two (2') feet by two (2') feet in size may be permitted. No unused car may be parked on any street continuously for more than thirty (30) days. No unused car may be allowed to remain on any lot longer than sixty (60) days. No building materials may be left visible and unused on a lot more than ninety (90) days.

CERTIFIED COPY CERTIFICATE
STATE OF TEXAS
COUNTY OF MONTGOMERY
A true and correct copy I hereby certify as the
same appears in Vol 857 Page 347 of
the Deed records in the County
Clerk's Office in Montgomery County, Texas.
MARK TURNBULL
COUNTY CLERK
COUNTY OF MONTGOMERY
By [Signature] Deputy



10. No fowl, animal or livestock of any kind shall be raised or kept on any lot, except for dogs, cats, birds or other household pets may be kept provided they are not bred or maintained for commercial purposes.

11. Fences, constructed of barbed wire or chicken wire are prohibited.

12. There is dedicated for utilities a ten (10') foot ground easement on the street side of each lot for the installation and maintenance of utilities to serve said lot; also all guy wire easements necessary to properly install the electrical utilities.

13. There is dedicated for electrical utilities an unobstructed aerial easement five (5') feet wide from a plane twenty (20') feet above the ground upward located adjacent to all ground easements established for such utilities, such aerial easement being reserved for the purpose of cutting and trimming trees in order that the electrical lines may be constructed and maintained.

14. Bridges constructed over road ditches shall be of concrete or galvanized pipe of such size as may be necessary in order that drainage will not be retarded, provided such size shall never be less than eighteen (18") inches.

15. There is hereby reserved adjacent to and over all natural drainage courses, an easement for the purpose of permitting drainage through such courses.

16. Each lot in North Woods subdivision, or partial lot, is hereby subjected to an annual service charge of not more than \$24.00 per year per lot or partial lot, which is referred to hereunder as the "Community Service Charge". This Community Service Charge will be paid by the owner or owners of each lot or partial lot annually in advance on the 15th day of January of each year. All persons purchasing lots prior to December 31 of any year shall pay to the Property Owners Association their pro-rated share of the \$24.00 Community Service Charge. This charge shall be paid to the North Woods Property Owners Association, Inc., a non-profit corporation, for the upkeep, maintenance and improvement of roads, easements, parks, swimming pools and other designated recreational facilities which may now or hereafter be made available to all lot owners. The Community Service Charge imposed hereby shall continue for such period as these restrictions are in effect. To secure the payment of the Community Service Charge established hereby, a vendor's lien is hereby and will be reserved for the benefit of all lot owners and the Property Owners Association to secure the payment of said charge and the reasonable cost of collection thereof including attorney's fees; provided, however, that such lien is specifically subordinate, secondary and inferior to all liens, present and future, created by or at the instance and request of the owner of any such lot to

CERTIFIED COPY CERTIFICATE
STATE OF TEXAS
COUNTY OF MONTGOMERY

A true and correct copy, I hereby certify as the same appears in Vol 857 Page 348 of the records in the County Clerk's Office in Montgomery County, Texas.



MARK TURNBULL
COUNTY CLERK
COUNTY OF MONTGOMERY

By *[Signature]* Deputy

secure the payment of any improvements on said lot and further providing that prior to the foreclosure of such lien said Property Owners Association shall give the owner of such lot sixty (60) days written notice of such proposed action by certified mail, return receipt requested. The Property Owners Association will be composed strictly of lot owners other than developer and developer shall not be entitled to vote its unsold lots at meetings of the Property Owners Association. Every other property owner shall be entitled to one (1) vote per lot owned (or under sales contract). Developer's unsold lots shall not be liable for the Community Service Charge.

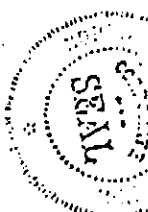
17. Invalidation of any one of these covenants by judgment or other Court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

18. The foregoing restrictions are enforceable by an injunction by the County of Montgomery, any citizen or property owner, or the original developer, its successors or assigns.

EXECUTED this 7th day of June, 1974.

NORTH WOODS RESORT, INC.

By Michael L. Worman
MICHAEL L. WORMAN, President



ATTEST:

Danny G. Vinson
DANNY G. VINSON, Secretary

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

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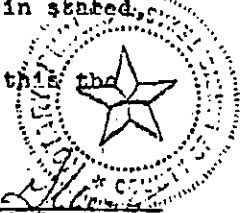
BEFORE ME, the undersigned authority, on this day personally appeared MICHAEL L. WORMAN, President of NORTH WOODS RESORT, INC., a Texas corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7th day of June, 1974.

FILED FOR RECORD
AT 1 O'CLOCK P.M.

JUN 11 1974

Mrs. Jean M. ...
Notary Public in and for
Harris County, T E X A S



ROY HARRIS, Clerk
County Court, Montgomery County, Texas
[Signature]

CERTIFIED COPY CERTIFICATE
STATE OF TEXAS
COUNTY OF MONTGOMERY
A true and correct copy I hereby certify as the same appears in Vol. 857 Page 349 of the Deed records in the County Clerk's Office in Montgomery County, Texas.
MARK TUANBULL
COUNTY CLERK
COUNTY OF MONTGOMERY
By [Signature] Deputy



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VOL 1092 PAGE 737

DEEDS

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT NORTH WOODS RESORT, INC., hereinafter sometimes called "corporation" for brevity, being a Texas corporation, and the owner of North Woods, Section II, a subdivision of 116.18 acres of land described in a Deed recorded in Volume 1086, Pages 923-5, Deed Records of Montgomery County, Texas, subdivided into 236 lots in the M.B. Lawrence Survey, Abstract 310, Montgomery County, Texas; known as lots 282 through 517 inclusive, North Woods, Section II; and

NOW, THEREFORE, NORTH WOODS RESORT, INC., acting by and through its duly authorized and undersigned officers, being the owner of said subdivision, does hereby adopt the following covenants and restrictions, which shall be taken and deemed as covenants to run with the land and shall be binding on and enforceable by this owner, its successors, grantees, assigns and all parties and persons claiming under it until September 1, 1985, at which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years unless by duly recorded instruments signed by a majority of the then record owners of a majority of the lots in said addition, it is agreed to change said covenants, conditions and restrictions in whole or in part.

RESTRICTIONS - NORTH WOODS SUBDIVISION, SECTION II

1. All lots in said North Woods, Section II except Reserve "D" (which is exempted and excluded from all restrictions contained herein) are designated as residential lots and shall be used only for residential purposes.
2. Only one single family private dwelling unit or residence designed for the occupancy of one family and one appurtenant garage shall be erected on any lot, except that one single family dwelling unit and a single family garage apartment unit may be constructed upon said lot, provided that the garage, garage apartment or any other outbuilding shall not be built prior to the construction of the main dwelling unit.
3. No dwelling with less than 1,000 square feet of floor space in the enclosed living area shall be constructed on lots number 404 through 517, inclusive. No mobile home shall be permitted on lots number 404 through 517 inclusive. No dwelling with less than 600 square feet of floor space in the enclosed

living area shall be constructed or permitted on lots number 282 through 403 inclusive; factory mobile homes of not less than twelve (12) feet wide and fifty (50) feet long shall be permitted as permanent dwellings on lots 282 through 403, inclusive. Open or screened porches, breezeways, or garages shall not constitute enclosed living area. No building, structure or any part thereof shall be constructed or permitted to extend over or encroach upon any street or utility or drainage easement or nearer to any front property line than twenty-five (25) feet or nearer to a side line than five (5) feet.

4. Exterior walls of all buildings and improvements shall be constructed of masonry, cedar shakes, stained wood, or pre-fabricated siding, provided, however, that absolutely no composition shingles, imitation brick, asbestos shingles, or materials of a like or kindred nature will be permitted on the outside walls of any structure. All exposed wood or metal surfaces except cedar shall be painted immediately with at least two (2) coats of good quality paint. The main dwelling shall have a hip or gable roof surface with tile, gravel, wood or composition shingles and no corrugated iron or roll roofing or shed type roof shall be permitted. Garages shall be constructed of the same material as the main dwelling, provided that if the garage is detached from the house it may be constructed of wood or pre-fabricated siding and covered with two (2) coats of good quality paint. The exterior of any building must be completed within six (6) months of the time construction begins. No dwelling shall be occupied prior to the completion of the exterior and installation of adequate indoor toilet facilities.

5. No old or existing house or structure shall be moved in or placed on any lot, with the exception of factory constructed mobile homes as permitted and set forth in paragraph number 3 of the restrictions and permitted on lots 282 through 403 inclusive.

6. Motor homes, campers and tents for camping purposes shall be permitted on any lot, but not to exceed an accumulated period of sixty (60) days in any one calendar year.

7. No residence or other building of any kind of what is commonly known as "boxed" or "sheet metal" or "tar paper shacks" or truck body or box car or caboose or bus body or damaged mobile home, or temporary structure of any type shall be erected, placed or permitted to remain on any lot.

8. No outside toilets shall be used or maintained on any lot. All lavatories, toilets and bath facilities shall be built indoors, be connected with adequate septic tanks with adequate lateral lines for sewage and waste disposal and constructed to comply with all laws, regulations and specifications of state and local health authorities. No lateral or leaching lines from grease traps or septic tanks shall be allowed to drain either directly or indirectly into road ditches or natural drainage ditches.

9. Billboards, sign boards, junk, trash, litter, junk cars and appliances, old furniture or unsightly objects are prohibited, with the exception that one (1) "For Sale" sign not to exceed two (2) feet by two (2) feet in size may be permitted. No unused car may be parked on any street continuously for more than thirty (30) days. No unused car may be allowed to remain on any lot longer than sixty (60) days. No building materials may be left visible and unused on a lot more than ninety (90) days.

10. No fowl, animal or livestock of any kind shall be raised or kept on any lot, except for dogs, cats, birds or other household pets may be kept provided they are not bred or maintained for commercial purposes.

11. Fences, constructed of barbed wire or chicken wire are prohibited.

12. There is dedicated for utilities a ten (10) foot ground easement on the street side of each lot for the installation and maintenance of utilities to serve said lot; also all guy wire easements necessary to properly install the electrical utilities.

13. There is dedicated for electrical utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to all ground easements established for such utilities, such aerial easement being reserved for the purpose of cutting and trimming trees in order that the electrical lines may be constructed and maintained.

14. Bridges constructed over road ditches shall be of concrete or galvanized pipe of such size as may be necessary in order that drainage will not be retarded, provided such size shall never be less than eighteen (18) inches.

15. There is hereby reserved adjacent to and over all natural drainage courses, an easement for the purpose of permitting drainage through such courses.

16. Each lot in North Woods, Section II, subdivision, or partial lot, is hereby subjected to an annual service charge of not more than \$24.00 per year per lot or partial lot, which is referred to hereunder as the "Community Service Charge". This Community Service Charge will be paid by the owner or owners of each lot or partial lot annually in advance on the 15th day of January of each year. All persons purchasing lots prior to December 31 of any year shall pay to the Property Owners Association of North Woods, Section I and Section II their pro-rated share of the \$24.00 Community Service Charge. This charge shall be paid to the North Woods Property Owners Association, Inc., a non-profit corporation, for the upkeep, maintenance and improvement of roads, easements, parks, swimming pools and other designated recreational facilities which may now or hereafter be made available to all lot owners in both Section I and Section II. The Community Service Charge imposed hereby shall continue for such period as these restrictions are in effect. To secure the payment of the Community Service Charge established hereby, a vendor's lien is hereby and will be reserved for the benefit of all lot owners and the Property Owners Association to secure the payment of said charge and the reasonable cost of collection thereof including attorney's fees: provided, however, that such lien is specifically subordinate, secondary and inferior to all liens, present and future, created by or at the instance and request of the owner of any such lot to secure the payment of any improvements on said lot and further providing that prior to the foreclosure of such lien said Property Owners Association shall give the owner of such lot sixty (60) days written notice of such proposed action by certified mail, return receipt requested. The Property Owners Association will be composed strictly of lot owners in North Woods, Section I and Section II other than developers and developers shall not be entitled to vote its unsold lots at meetings of the Property Owners Association. Every other property owner shall be entitled to one (1) vote per lot owned (or under sales contract). Developer's unsold lots shall not be liable for the Community Service Charge.

17. Lots 347, 386, 410, 411, 418 and 419 are subject to a Sanitary Control Easement as reflected by the plat of the subdivision which prohibits a septic tank or a open septic tank field line to be installed within one hundred fifty feet (150') of the well to be drilled on Reserve "D".

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

19. The foregoing restrictions are enforceable by an injunction by the County of Montgomery, any citizen or property owner, or the original developer, its successors or assigns.

EXECUTED this 5th day of October, 1978.

NORTH WOODS RESORT, INC.

By *Michael L. Worman*
MICHAEL L. WORMAN, President

ATTEST:

DANNY G. VINSON, Secretary

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

3-252288; 11003

BEFORE ME, the undersigned authority, on this day personally appeared MICHAEL L. WORMAN, President of NORTH WOODS RESORT, INC., a Texas corporation, 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.

5th GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of October, 1978.

FILED FOR RECORD
AT 11 O'CLOCK A.M.

OCT 5 1978

Notary Public

Elias J. [Signature]
Notary Public in and for
Harris County, Texas

