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STATE OF TEXAS }
COUNTY OF COMAL }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY CLERK OF COMAL COUNTY

BY

Dorothy B. Kautz

THAT LAKECROFT, INC., a Texas corporation, hereinafter called "Grantor", for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations paid by the Grantees hereinafter named, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED and does by these presents, GRANT, SELL and CONVEY unto Glen H. Haskin and wife Vera V. Haskin 15403 Capital Port, San Antonio, TX

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of Bexar County, Texas, hereinafter called "Grantees" (whether one or more)
TRACT (s) 340,454,455,560,608,623,629,633,645,646,649,650,651, 652,656,713,714,728,756,757,760,761

OAK VILLAGE NORTH, UNIT NO. III

as shown by map or plat of said subdivision duly recorded in the Office of the County Clerk of Comal County, Texas, in Volume 3, Page 83-86, of Map and Plat Records of Comal County, Texas, reference to which is hereby made.

This conveyance is subject, however to the following restrictions, covenants, conditions, easements and reservations, which are a part of the consideration for the execution of this deed and which shall run with and burden the title to the property hereby conveyed and shall be binding upon the Grantees, their heirs, successors and assigns:

1. All tracts shall be used solely for residential purposes, except tracts designated for business purposes provided, however, no business shall be conducted on any of these tracts which is noxious or harmful by reason of the emission of odor, dust, smoke, gas fumes, noise or vibration, and provided further that the Grantor expressly reserves the right until January 1, 1975 to vary the use of any property notwithstanding the restrictions embodied in this contract, should Grantor in its sole judgment deem it in the best interests of the property to grant such variances. The granting of any such variance by the Grantor shall be specifically stated in the deed conveying said tract or tracts.
2. Tracts designated as business may be used either for residential or business purposes provided, however, that if used for a business the nature and purpose of the business use shall first be approved in writing by Grantor, its successors, assigns or designees. No tract may be subdivided unless written approval is given by the Grantor, its assignees or designees.
3. No building other than a single family residence containing not less than 1300 square feet, exclusive of open porches, breezeways, carports and garages, and having not less than 85% of its exterior walls constructed of masonry i.e. brick, rock, concrete or concrete products shall be erected or constructed on any residential tract in Oak Village North III and no garage may be erected except simultaneously with or subsequent to erection of residence. All buildings must be completed not later than six (6) months after laying foundations and no structures or house trailers of any kind may be moved on to the property. Servants quarters and guest houses may be constructed to the rear of permanent residence. All buildings must be completely enclosed from ground level to the lower portion of outside walls so as to maintain a neat appearance and remove posts or piers from outside view.
4. No improvements shall be erected or constructed on any tract in Oak Village North III nearer than fifty (50) feet to the front property line nor nearer than five (5) feet to the side property line except that in the case of corner tracts no improvements shall be erected or constructed within ten (10) feet of side property line adjacent to the streets. No material of any kind shall be placed or stored on this property unless construction of a permanent residence has been commenced and is underway. No used material shall be stored on the property or used in any construction. In the event materials of any kind are placed on the property which are, in the opinion of the Grantor, in violation of the above stipulations and agreement, Grantor may notify Grantees by mail of such violation and if the violation is not corrected and the subject material is not removed within ten (10) days after the mailing of such notice, Grantees agree that Grantor may remove said material from the property, dispose of said materials and charge Grantees with removal costs, the exercise of which right of removal shall leave Grantor free of any liability to Grantees.
5. No building or structures shall be erected or constructed on any tract until the building plans, specifications, plot plans and external design have first been approved in writing by the Grantor, or by such nominee or nominees as it may designate in writing.
6. Shooting of fire arms or hunting for birds or wild game of any kind on any tract is strictly prohibited.
7. No building or structure shall be occupied or used until the exterior thereof is completely finished in accordance with paragraph 3 above and any structure or part thereof constructed of lumber shall be finished with not less than two coats of paint. No outside toilet shall be installed or maintained on any premises and all plumbing shall be connected with a sanitary sewer or septic tank approved by the State and Local Departments of Health. Before any work is done pertaining to the location of utilities, buildings, etc., approval of said location must be first obtained from the Grantor and the local Department of Health. No removal of trees nor excavation of any other materials other than for land-scaping, construction of buildings, driveways, etc., will be permitted without the written permission of Grantor.
8. An assessment of \$15.00 per year per tract owner shall run against each tract in said property for use and maintenance of park-recreation area and operating costs according to rules and regulations of Grantor. The decision of the Grantor, its nominee or consignee with respect to the use and expenditure of such funds shall be conclusive and the Grantee shall have no right to dictate how such funds shall be used. Such assessment shall be and is hereby secured by a lien on each tract respectively, and shall be payable to the Grantor at San Antonio, Texas, on the 1st day of June of each year, commencing June 1, 19__ or to such other persons as Grantor may designate by instrument filed of record in the Office of the County Clerk of Comal County, Texas. In cases where one owner owns more than one (1) tract there will be only one (1) assessment for such owner. Provided, however, that if such an owner should sell one or more of his tracts to a party who theretofore did not own property in Oak Village North III then said tract or tracts so transferred shall thereafter be subject to the lien provided herein. The title in fee simple to land designated as park-recreation area, is to be retained by the Grantor, its successors or assigns, and the Grantee, his heirs, successors, executors, administrators or assigns, further agrees that the use of the park-recreation area is subject to the approval of the user by the Grantor, its successors or assigns, rules or regulations now in force or which may from time to time be made by the Grantor, its successors or assigns, and shall be binding upon the Grantee, his successors or assigns. All approved members, approved property owners and their families shall have ingress and egress to the park-recreation area, as shown by plats of Oak Village North III, subject to rules and regulations of Grantor, but all others must have written approval of said Grantor. Use of park-recreation area shall be at users own risk. Grantor shall not be responsible for any acts of God.
9. No part of the said premises shall be used or occupied by any person or persons unless such person or persons shall be approved for membership in the Oak Village North III Improvement Association. The Grantor shall have the exclusive right of approving all members of the Oak Village North III Improvement Association.
10. No noxious, offensive unlawful or immoral use shall be made of the premises.
11. No livestock of any kind shall be raised, bred or kept on any tract. Dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
12. All covenants and restrictions shall be binding upon the Grantees or their successors, heirs or assigns. Said covenants and restrictions are for the benefit of the entire subdivision.
13. The Grantor reserves to itself, its successors and assigns an easement or right-of-way over a 5 foot strip along the side, front and rear boundary lines of the tract or tracts hereby conveyed, for the purpose of installation or maintenance of public utilities, including but not limited to gas, water, electricity, telephone, drainage, and sewerage and any appurtenances to the supply lines thereof, including the right to remove and/or trim trees, shrubs or plants. This reservation is for the purpose of providing for the practical installation of such utilities as and when any public or private authority or utility company may desire to serve said tracts with no obligation to Grantor to supply such services. Should a utility pipe line be installed in the rear property easement as herein reserved, Grantees agree to install a gate in any fence that shall be constructed on such easement for utility company access to such pipe line.
14. All tracts are subject to easements and restrictions of record and are subject to any applicable zoning rules and regulations.
15. All minerals in, on and under the above described property are excepted from this deed and hereby reserved to Grantor.
16. That an assessment for the purpose of bringing water to each tract of \$3.50 per lineal foot for frontage along the front property line, with a maximum charge of \$600.00 on any tract, shall run against each tract and part thereof in said property. Such assessment shall be and is hereby secured by a lien on each tract respectively; and, if and when Grantor, its successors or assigns, shall construct a water main in the street and/or easement running by said tract and water is made available to same, said assessment aforesaid shall become due and payable to Grantor, its successors or assigns, in San Antonio, Texas, at the time the water supply is made available to said property. Said assessment may be arranged on a satisfactory monthly payment basis. Should said assessment not be paid when due as specified above, the unpaid amount shall be charged interest at the rate of six per cent (6%) per annum. In the event the Grantees should desire water service and has paid their water assessment, if the existing water mains are more than 1,000 feet from Grantee's property, Grantees shall pay the water company the cost of extending the required mains to Grantee's property with water service company to reimburse Grantees for such actual costs as other services are requested along that extension. If and when a water system is installed, it is agreed by and between Grantor and Grantees that Grantees will not hold Grantor or water company responsible for any acts of God, including such services and supply as may be installed.
17. No tract shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean sanitary condition. No junk or wrecking yards shall be located on any tract.
18. These restrictions are to run with the land until June 1, 1998, provided, however, that the record Grantees of a majority of the tracts in Oak Village North III shall have the power through a duly recorded written instrument to extend this covenant for extensive ten (10) year periods from and after June 1, 1998.
19. Invalidation of any one of these covenants or restrictions by judgment of any Court shall in no wise affect any of the other provisions which shall remain in full force and effect.

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TO HAVE AND TO HOLD the above described premises, together with all and singular rights and appurtenances thereto in anywise belonging unto said Grantees and their heirs, successors and assigns of the Grantees forever. The Grantor hereby binds itself and its successors to WARRANT and FOREVER DEFEND all and singular the said premises subject to the reservations, easements, restrictions, and covenants above referred to, unto the Grantees and unto the heirs, successors, assigns and legal representatives of the Grantees against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for current year assumed by Grantees.

IN TESTIMONY WHEREOF, LAKECROFT, INC., has caused this instrument to be signed by its President, Attested by its Secretary, and the corporate seal to be hereunto affixed at ~~SAN ANTONIO, TEXAS~~, this the 16th day of May, A.D., 19 88 Westport, CT

ATTEST:

[Signature]
Ass't. Secretary

LAKECROFT, INC.

By *[Signature]*
Secretary

President

EXHIBIT "G"

20. All lots covered by this Warranty Deed have been classified by HUD as "Flood Lots". In accordance with the subdivision, owner of these lots may not build or place inhabitable premises on these lots. Notwithstanding paragraphs 1 to 19.

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STATE OF TEXAS } Connecticut
COUNTY OF BEXAR } Fairfield

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

Larry E. Kayne, Secretary

~~President~~ ^{Secretary} of LAKECROFT, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER my hand and seal of office this 16th day of May, 1988



Ann E. Gray
Notary Public in and for ~~Bexar County, Texas~~
Ann E. Gray Connecticut
My Commission expires 3/31/93

386258

WARRANTY DEED

LAKECROFT, INC.

(OAK VILLAGE NORTH, III)

To Haskin Pump Service

15403 Capital Port

San Antonio, TX 78249

FILED FOR RECORD

This day of

A. D. 19 , at o'clock M

County Clerk, Comal County, Texas

By: Deputy

RECORDED

In Volume , Page

Return to Customer

AFTER RECORDING, RETURN TO:
Mr. and Mrs. Glen H. Haskin
15403 Capital Port
San Antonio, TX 78249