

OAK ACRES ADDITION, A SUBDIVISION
OF THE THOMAS CARO SURVEY, ABST.
NO. 133, HENDERSON COUNTY, TEXAS

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BKF

Restrictive covenants, conditions and agreements to
burden lots sold out of said Oak Acres Addition.

1. All roadways shall be of graded structure and drainage.
2. Each lot shall be burdened with an annual maintenance charge of \$40.00 per lot.
3. Water system:
 - (a) A water tap shall be paid by each lot owner in the sum of \$100.00 per lot, to be paid when property is purchased.
 - (b) Monthly payments for water service shall be \$8.00 per month beginning upon the use of the lot or the beginning of construction, and such monthly payment shall be subject to change in accordance with existing economy at time of change.
4. Restrictive covenants:
 - (a) Each lot shall be conveyed upon the condition that no minerals are being conveyed since the minerals are not owned by the present owners, and said deeds shall contain the further restrictive covenants that no boat repair or storage establishment, cafe, marina, hotel, camp site or commercial enterprise serving the general public shall be placed upon any of the lots unless written consent has been received from sellers and from Tarrant County Water Control and Improvement District Number One.
 - (b) No water system shall be constructed or placed upon any lot except under written permit issued by sellers and approved by Tarrant County Water Control and Improvement District Number One and thereafter shall be maintained and operated in accordance with the requirements of

the State Department of Public Health and the rules and regulations of Tarrant County Water Control and Improvement District Number One.

(c) Each lot shall be burdened with the covenant under which all human excreta and garbage shall be disposed of by methods approved by the State Department of Public Health and that no privy, septic tank, chemical toilet or other facility for disposal of human waste shall be constructed or placed upon any lot except under written permit issued by sellers and approved by Tarrant County Water Control and Improvement District Number One and thereafter shall be maintained and operated in accordance with the requirements of the State Department of Public Health.

(d) All lots in said Subdivision shall be used strictly for residential purposes and only new construction shall be allowed on any lot, and on all lake front lots Nos. 22 through 58 all construction must contain a minimum square footage of 1,000 square feet of living area, and the next tier of lots Nos. 21, 142, 143, 144, 145, 146, 128, 127, 126, 125, 124, 123, 122, 110, 109, 108, 88, 87, 86, 85, 84, 83, 82, 81 and 59 shall be restricted to new construction of houses with a minimum of 700 square feet of living area. The remaining lots shall be restricted to mobile homes or cabins.

(e) Park and launching area will be available.

Such covenants, restrictions and conditions shall be covenants running with the land and shall be binding on each lot owner, and said covenants may be enforced in any of the methods provided by law.