

8-7338

DECLARATION OF RESTRICTIONS FOR
APACHE SHORES, FIRST INSTALLMENT
TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS X
 X KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS X

THAT APACHE SHORES, INC., as owner of all of the lots in APACHE SHORES, FIRST INSTALLMENT, a subdivision in Travis County, Texas, according to the map or plat thereof filed for record in Plat Book 43, Page 29, of the Plat Records of Travis County, Texas, does hereby declare that the above Section or Installment in the above subdivision shall from and after the date of this instrument be subject to the covenants, conditions, easements, restrictions and reservations hereinafter set out, as follows, to-wit:

1. Lots 473 and 474 shall not be subject to any of the hereinafter covenants, conditions, easements, restrictions or reservations. All of the rest of the lots are subject to the following, to-wit:

2. Not more than one single family dwelling may be erected or constructed on any one lot, nor more than one other building for garage or storage purposes and provided further that no building shall be erected prior to the erection of a dwelling house. No accessory or temporary building shall be used or occupied as living quarters. No building shall be constructed or erected on any lot unless built of solid or permanent material. Wood exteriors shall be stained or painted with at least two coats of stain or paint. No structure shall have tar paper, roll brick siding or similar material on the outside walls. No house trailers, tents, shacks or other similar structures shall be erected, moved to, or placed upon any lot. All buildings

must be completed within 30 days of the

commences.

3. No residence shall have less than 650 square feet of living space on the ground or first floor, exclusive of porch area. All building plans are subject to approval of APACHE SHORES, INC., or its assigns. No porch or other projection of any building shall extend nearer than 10 feet from any road right-of-way, nor nearer than 5 feet from the property line of any abutting property owner, nor within 50 feet from the normal high water line of Lake Austin, without the written permission of APACHE SHORES, INC., its successors or assigns.

4. No noxious or offensive trade or activity shall be permitted on any lot, nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood. No animals or fowl shall be kept or maintained on said lots except customary household pets. No signs of any kind shall be displayed on any lot without the written permission of APACHE SHORES, INC., or its successors or assigns. No septic tanks shall be installed on any lot without prior approval of all appropriate governmental authorities.

5. No boat docks, floats, or other structures shall be constructed or placed into or on Lake Austin without having first complied with all the rules and regulations of the City of Austin, Texas, and/or the Lower Colorado River Authority, but in no event shall such structures extend into the Lake from the property line more than 20 feet.

6. APACHE SHORES, INC., for itself, its successors, assigns and licensees reserves a 10 foot wide easement along the road rights-of-way, a 6 foot wide easement along the rear line, and a 5 foot wide easement along the side line of each and every lot for the purpose of installing, operating and maintaining the

utility lines and mains thereon, together with a right to trim and/or cut or remove any trees and/or brush and the right to locate guy wires, braces and anchors wherever necessary for said installation, operation or maintenance; together with the right to install, operate and maintain gas and water mains and appurtenances thereto; sewer lines, culverts and drainage ditches, reserving also the right of ingress and egress to such areas for any other purposes mentioned above; excepting, however, where an owner of two or more adjoining lots constructs a building which will cross over or through a common lot line, said common lot line shall not be subjected to the aforementioned side lot line easements. APACHE SHORES, INC., for itself, its successors, assigns and licensees also reserves the right to cause or permit drainage of surface waters over and/or through said lots. The owners of said lots shall have no cause of action against APACHE SHORES, INC., its successors, assigns or licensees either at law or in equity, excepting in the case of willful negligence, by reason of any damage caused to said lots or improvements thereon in installing, operating or maintaining the above mentioned installations.

7. No dwelling shall be placed or erected on any tract of land or re-subdivided lots smaller than the lots as subdivided and shown on the recorded plat.

8. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any lot.

9. No lot 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 and sanitary condition.

8-13-11

10. No individual water supply system shall be permitted on any lot. All water must be furnished by APACHE SHORES UTILITY CORP., its successors or assigns.

11. These restrictions shall be considered as covenants running with the land, and shall bind the purchasers, their heirs, executors, administrators, and assigns, and if said owners, their heirs, executors, successors or assigns shall violate or attempt to violate any of the covenants or restrictions herein contained, it shall be lawful for any person or persons owning any such lots in the Subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either to prevent him or them from doing so by appropriate injunctive relief, or to recover damages for such occurrence. Further, APACHE SHORES Property Owner's Association, Inc., may in its name enforce these restrictions by any proceeding at law or in equity. These restrictions shall be in force and effect for a period of twenty-five (25) years from the date of the execution hereof, after which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants and restrictions in whole or in part.

12. Invalidation of any one or more of these covenants and restrictions by judgment or court order shall in no wise affect any of the other provisions or restrictions which on the other hand

shall remain in full force and effect.

13. Each lot owner in APACHE SHORES, FIRST INSTALLMENT, shall be subject to an annual maintenance fee charge of \$35.00, which each lot owner agrees to pay to APACHE SHORES Property Owner's Association, Inc., its successors and assigns, annually on the first day of March commencing in the year following the date of the purchase of a lot by an owner. To secure the payment of said maintenance fee APACHE SHORES Property Owner's Association, Inc., is hereby granted a lien upon each lot to secure the payment thereof. APACHE SHORES, INC., its successors and assigns, does hereby reserve a lien against each lot in APACHE SHORES, FIRST INSTALLMENT to secure the prompt payment of the water assessments imposed upon each lot at the time water is made available to each lot, which assessment is in the amount of \$3.00 per running foot, with a minimum assessment of \$150.00.

8-7-68

(CORPORATE SEAL)

EXECUTED this 23rd day of September, 1968.

ATTEST:

APACHE SHORES, INC.

Jan. White
Assistant Secretary

BY: John M. Pennington
Vice President

THE STATE OF TEXAS X

COUNTY OF HARRIS X

BEFORE ME, the undersigned, on this day personally appeared JOHN M. PENNINGTON, Vice President of APACHE SHORES, INC., known to me to be the person and officer whose name is subscribed to the foregoing instrument, 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 23th day of September, A.D., 1968.

Beverly Phillips
Notary Public in and for
Harris County, Texas

(NOTARY SEAL)

~~RESTRICTIONS TO DECLARATIONS OF RESTRICTIONS~~
 APACHE SHORES, (ALL SECTIONS)
 TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS 110 19-82 63 2552 5.00
 48 19-82 63 2553 2.00 2-93-5205

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COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT APACHE SHORES, INC., did file Restrictive Covenants on the following Sections and/or parcels of Apache Shores, a subdivision in Travis County, Texas, said Restrictions being filed in the Deed Records of Travis County, Texas on the dates and in the Books and Pages as herein enumerated:

PART OR SECTION	DATE FILED	BOOK	PAGE NUMBER
One	September 24, 1968	43	29
Two	November 24, 1969	48	58
Three	March 11, 1970	50	81
Four	November 30, 1970	52	18
Five	August 12, 1971	55	41
Six	August 21, 1972	61	6
Seven	November 30, 1973	64	80

and,

Whereas, Apache Shores, Inc. did reserve for itself, its successors or assigns the right to approve all buildings, plans and the right to waive building set back lines and also the right to permit signs on any lot, now

Therefore, Apache Shores, Inc. does hereby assign the above enumerated rights to Apache Shores Property Owners Association, Inc., its successors or assigns to handle and perform all those above functions previously reserved to Apache Shores, Inc. in all documents of Restrictions as herebefore listed.

Executed this 19th day of August, 1982.

APACHE SHORES, INC.

(CORPORATE SEAL)

Gordon Mercer

 Gordon Mercer
 Vice President

ATTEST:

Cynthia Ramer

 Cynthia Ramer Assistant Secretary

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned, on this day personally appeared Gordon Mercer, Vice President of APACHE SHORES, INC., known to me to be the person and officer whose name is subscribed to the foregoing instrument, 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 19th day of August, A.D., 1982.

NOTARY SEAL

Jeanette L. ...

 NOTARY PUBLIC IN AND FOR
 THE STATE OF TEXAS

JEANETTE LAMORLEN BELL
 Notary Public, State of Texas
 My Commission Expires March 25, 1985

DEED RECORDS
 Travis County, Texas

7831 147

FILED

AUG 19 4 43 PM '82

2-93-9605

[Handwritten signature]
1982

STATE OF TEXAS

COUNTY OF TRAVIS

I hereby certify that this instrument was FILED on the
date and at the time stamped herein by me; and was duly
RECORDED in the Volume and Page of the INDEXED RECORDS
of Travis County, Texas, as stamped herein by me, on

AUG 10 1982



[Handwritten signature]
COUNTY CLERK
TRAVIS COUNTY, TEXAS

X

PLEASE RETURN TO:

Apache Shores, Inc. 474

7831

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