

Section 2

- 1) These restrictions shall be effective until January 1, 1990 and shall automatically be extended thereafter for successive periods of ten (10) years; provided however, that the owners of a majority of the square foot area of the lots in Fairmont Park, Section 2, may release all of the lots hereby restricted from any one or more of said restrictions, or may release any lot from any restriction imposed here or created by deed from FAIRMONT and/or WESTHEIMER and/or LAWNDALÉ, or any of them, on either January 1, 1990, or at the end of any successive ten years preceding the expiration of any successive ten year period thereafter.
- 2) This property shall be used for single family residence purpose only.
- 3) Only one residence shall be constructed on each lot; however, this shall not prohibit the construction of a residence on a portion of two or more lots as shown by said map, provided such tract constitutes a home site as defined in the succeeding paragraph.
- 4) Parts of two or more adjoining lots facing the same street in the same block may be designated as one home site provided the lot frontage shall not be less than the minimum frontage of lots in the block facing the same street.
- 5) No structure of any kind shall be moved on to any lot, except as provided in Section (12) hereof, or except with the express consent of FAIRMONT PARK CORPORATION.
- 6) The term "residence purpose" as used herein shall be held and construed to exclude hospitals, duplex houses, and apartment houses, and to exclude commercial and professional uses; and to exclude any development operations or drilling for oil, gas or other minerals, or any refining or quarrying, or mining or the placing or maintaining on the premises of any tanks, wells, shafts, mineral excavations, derricks or structures of any kind incident to any such oil, gas or other mineral operations; and any such usage of this property is hereby expressly prohibited.
- 7) The word "house" or "residence" as used herein with reference to building lines shall include galleries, porches, porte cochares, steps, projections and every other permanent part of the improvements, except roofs.
- 8) No garage or outbuilding on this property shall be used as a residence or living quarters, except by servants engaged on the premises.
- 9) No garage or servants house shall be erected on any lot in said FAIRMONT PARK, Section 2, with roof or outside walls of material or color different from those used in the house or residence erected on such lot, except with the written consent of FAIRMONT.
- 10) No trash, garbage, ashes, refuse or other waste shall be thrown or dumped on any vacant lot in the Addition.
- 11) No horses, cattle, hogs, livestock, or other animals, or rabbits, or poultry, of any kind, shall be raised, bred, kept, staked or pastured on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purpose.

12) No building material or temporary building of any kind or character shall be placed or stored upon the property until the owner is ready to commence improvements, and then such material or temporary building shall be placed within the property lines of the lot or parcel of land upon which the improvements are to be erected, and shall not be placed in the streets or between the curb and property lines; and any such temporary building or structure of any kind shall not be used for other than construction purposes, either during construction or thereafter, and shall be removed immediately upon completion of construction.

13) Grass, weeds, and vegetation on each lot sold shall be kept mowed at regular intervals so as to maintain the same in a neat and attractive state as often as the same is necessary in its judgment, and have dead trees, shrubs, and plants removed from the property, and the owner of such lot shall be obligated to pay for the cost of such work.

14) No fence, wall, or hedge shall be placed on any lot in the Addition nearer to any street than is permitted for the house on said lot, except with the written consent of FAIRMAONT PARK CORPORATION; no fence, wall or hedge shall be placed on any portion of the sites higher than six feet from the ground. Should a hedge, shrub, tree, flower or other planting be so placed, or afterwards grow, so as to encroach upon adjoining property, such encroachment shall be removed promptly upon request of the owner of the adjoining property. Should any encroachment be upon a right-of-way or easement, it shall be removed promptly upon request of FAIRMONT PARK CORPORATION, and such encroachment is wholly at the risk of the owner.

In the case of corner lots siding on Old Hickory Drive or Lake Trail Drive, and subject to the written consent of FAIRMONT PARK CORPORATION;

Planting, screening and hedges may be permitted along, but inside, the property lines adjoining side streets, but not closer to the front street than the front set back lines for the house or residence; and

If proper screening is provided, fences and walls may be permitted inside, and not closer than three feet from the property lines adjoining side streets, but not closer to the front street than the front set back lines for the house or residence.

15) No signs, billboards, posters, or advertising devices of any character shall be erected on this property without the written consent of FAIRMONT PARK CORPORATION; such permission shall be revocable at any time.

16) No boats, trailers, house trailers, or junk of any kind or character, or any accessories, parts or objects to be used therewith, shall be kept on any lot nearer to the front street than the front set back line for the house or residence.

17) No privy, cesspool, septic tank, or disposal plant shall be erected or maintained on any part of this property unless written permission be obtained from FAIRMONT PARK CORPORATION.

18) No excavation, except such as is necessary for the construction of improvements, shall be permitted, nor shall any well or hole of any kind be dug on this property without the written consent of FAIRMONT PARK CORPORATION.

19) FAIRMONT PARK CORPORATION may make other restrictions applicable to any lot or lots by appropriate provision in the contract or deed, without otherwise modifying the general plan above outlined, and such other restrictions shall inure to the benefit of and bind the respective parties in the same manner as though they had been expressed herein.

20) Violations of any restrictions, condition or covenant herein shall give FAIRMONT PARK CORPORATION or FAIRMONT PARK HOMES ASSOCIATION, INC., the right to enter upon the property where such violation exists and summarily abate or remove the same at expense of the owner, and such entry and abatement or removal shall not be deemed a trespass.

21) FAIRMONT PARK CORPORATION shall have the right to modify the restrictions with reference to location of setback or sideline restrictions of any improvements, and the direction which they shall face, to such extent-----

22) If garage, servant's house, or other outbuilding is made an integral part of the residence, or is connected thereto, in a manner approved by FAIRMONT PARK CORPORATION upon submission of plans and specifications, as provided in deed from FAIRMONT PARK CORPORATION, or WESTHEDER, POST OAK CORPORATION, or LAWDALE PLAZA COMPANY, or any of them, the setback distances from front and side lines of lot will then automatically become identical with those stipulated for the residence itself.

23) No building shall be built closer to the street or side property lines than the distance set forth in the schedule attached hereto, except as provided in Section (21) hereof.