

Filed for Record February 23 A. D. 1968, at 10:35 o'clock A. M.,Recorded February 23 A. D. 1968, at 2:05 o'clock P. M.,By Mona Lee McQuaig Deputy Jane L. Neuh County Clerk, Comal County, Texas.

NO. 89668 -
 RESTRICTIONS OF CANYON LAKE VILLAGE WEST
 UNIT NO. 1 and UNIT NO. 2
 TO
 THE PUBLIC

THE STATE OF TEXAS | KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF COMAL |

That, CANYON LAKE VILLAGE, INC., a corporation acting herein by and through its President, Tom J. Sheridan, owner of CANYON LAKE VILLAGE WEST UNIT NO. 1, a subdivision in Comal County, Texas, as shown on a plat recorded in Vol. 2, page 61, Map & Plat Records, Comal County and CANYON LAKE VILLAGE WEST UNIT NO. 2, a subdivision in Comal County, Texas, as shown on a plat recorded in Vol. 2, page 62, Map & Plat Records, Comal County, Texas, do hereby impress all of the property included in such subdivisions with the following restrictions:

1. All lots shall be used solely for residential purposes, except the following:

Lots 51 through 57, Unit 1, shall be zoned for business

Lot 248, Unit 2, shall be zoned for location of water well

2. No building other than a single family residence containing not less than 1,000 square feet hereinafter shown, exclusive of open porches, breezeways, car ports and garages, shall be erected or constructed on any residential lot, and no garage may be erected except simultaneous with or subsequent to erection of residence as follows:

On lots Nos. 1 through 18, 28 through 36, 119 through 124, 37 through 50 and 58 through 111, Unit 1, all inclusive, shall be restricted to one-story construction only.

On lots 125 through 145, Unit No. 2, inclusive, shall be restricted to one-story construction only.

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 onto the property. Servants quarters and guest houses may be constructed on the rear one-third of said lots after completion of permanent residence.

3. No improvements shall be erected or constructed on any lot in CANYON LAKE VILLAGE WEST nearer than 15 feet to the front property line, nor nearer than 5 feet to the side property line, except that in the case of corner lots, no improvements shall be erected or constructed within ten feet of said property lines adjacent to streets. In lots 100 feet or less in depth, the setback may be 10 feet.

4. No building or structure shall be erected or constructed on any lot until the building plans, specifications, location of septic tank, plot plans and external design have first been approved in writing by the corporation, or by such nominee or nominees as it may designate in writing.

5. No building or structure shall be occupied or used until the exterior thereof is completely 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.

6. An assessment of \$2.00 per month per lot, (which may be paid annually or semi-annually in advance, or monthly), shall run against each lot in said subdivision. Such assessment shall be and is hereby secured by a lien on each lot respectively, and shall be payable to the corporation or assigns. In cases where one owner owns more than one (1) lot there will be only one (1) assessment for such owner. Provided, however, that if such an owner shall sell one or more of his said lots to a party who theretofore did not own property in Canyon Lake Village West, then said lot or lots so transferred shall thereafter be subject to the lien provided for herein.

7. No noxious, offensive, unlawful or immoral use shall be made of the premises.

8. All covenants and restrictions shall be binding upon the Purchaser, or his successors, heirs and assigns. Said covenants and restrictions are for the benefit of the entire subdivision.

9. The corporation reserves to itself, its successors and assigns an easement or right-of-way over a strip along the side, front and rear boundary lines of the lot or lots 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 therefore, 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 lots with no obligation to the corporation to supply such services.

10. All lots are subject to easements and restrictions of record and are subject to any applicable zoning rules and regulations.

11. No water wells will be allowed to be drilled or dug on any part of the said premises without written approval of the corporation and the corporation reserves the right to reject any applications to drill or dig water wells on said premises.

12. That an assessment, for the purpose of bringing water to each lot of \$5.00 per foot for frontage along the front property line (not to exceed \$300.00), shall run against each lot and part thereof in said subdivision, and an assessment on the same basis shall run against each tract of land sold in said subdivision by metes and bounds description. Such assessment shall be and is hereby secured by a lien on each lot or tract respectively; and if and when the corporation, its successors or assigns, shall construct a water main in the street and/or easement, running by said lot or tract and water is made available to same, said assessment aforesaid shall become due and payable to the corporation, its successors and assigns, at the time the water supply is made available to said property. Said assessment may be arranged on a satisfactory monthly payment basis.

13. 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.

14. The term "corporation" in the preceding restrictions, being Canyon Lake Village, Incorporated.

The term "purchaser" in the preceding restrictions meaning anyone purchasing a lot from the corporation, in this subdivision.

IN TESTIMONY WHEREOF, CANYON LAKE VILLAGE, INC., has caused this instrument to be signed by its President, attested and the corporate seal hereunto affixed, this 22nd day of February, 1968.

CANYON LAKE VILLAGE, INC.

By: Tom J. Sheridan
Tom J. Sheridan, President

ATTEST:

Polly Sheridan
Polly Sheridan, Secretary

THE STATE OF TEXAS |
COUNTY OF BEXAR |

BEFORE ME, the undersigned authority, on this day personally appeared TOM J. SHERIDAN, President of CANYON LAKE VILLAGE, INC., known to me to be the person whose name is subscribed to the foregoing instrument and 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 22nd day of February, 1968.

Laura W. Williams
Notary Public, Bexar County, Texas

LAURA W. WILLIAMS
Notary Public, Bexar County, Texas

Filed for Record February 23, A. D. 1968, at 1:15 o'clock P.M.,
Recorded February 23, A. D. 1968, at 2:10 o'clock P.M.,
By Mona Lou McQuaig, Deputy, Gene A. Neuh,
County Clerk, Comal County, Texas.

NO. 93468 -

RESTRICTIONS OF ASTRO HILLS UNIT NO. 2.
SATTLER ENTERPRISES, INC. TO THE PUBLIC.

THE STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:

That, SATTLER ENTERPRISES, INC., a corporation, acting herein by and through its President, TOM J. SHERIDAN, owner of ASTRO HILLS UNIT NO. 2, a subdivision in Comal County, Texas, as shown on a plat recorded in Vol. 2, page 33, Map & Plat Records of Comal County, Texas, do hereby impress all of the property known as LOTS 1 through 34 inclusive and LOTS 171 through 196 inclusive, included in such subdivision with the restrictions of ASTRO HILLS UNIT NO. 1, as recorded in Vol. 155, pp. 41-43, Comal County Deed Records.

IN TESTIMONY WHEREOF, SATTLER ENTERPRISES, INC., has caused this instrument to be signed by its President, attested by its Secretary, and the corporate seal hereunto affixed this 18th day of October, 1968.

SATTLER ENTERPRISES, INC.

By Tom J. Sheridan
Tom J. Sheridan, President

ATTEST:

Polly Sheridan
Polly Sheridan, Secretary

THE STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared TOM J. SHERIDAN, President of SATTLER ENTERPRISES, INC., known to me to be the person whose name is subscribed to the foregoing instrument and 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 18th day of October, 1968.

Laura W. Williams
Notary Public, Bexar County, Texas
LAURA W. WILLIAMS
Notary Public, Bexar County, Texas

Filed for Record October 23, A. D. 1968, at 9:40 o'clock A.M.,
Recorded October 23, A. D. 1968, at 1:30 o'clock P.M.,
By Willie Mae Weichert Deputy, Jane S. Neenan County Clerk, Comal County, Texas.

NO. 93469 -

RESTRICTIONS OF CANYON LAKE VILLAGE WEST UNIT NO. 3.
CANYON LAKE VILLAGE, INC. TO THE PUBLIC.

THE STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:

That, CANYON LAKE VILLAGE, INC., a corporation acting herein by and through its President, Tom J. Sheridan, owner of CANYON LAKE VILLAGE WEST UNIT NO. 3, a subdivision in Comal County, Texas, as shown on a plat recorded in Vol. 2, page 71, Map & Plat Records, Comal County, Texas, do hereby impress all of the property included in such subdivision with the restrictions

of CANYON LAKE VILLAGE WEST UNITS No. 1 and No. 2, as recorded in Vol. 161, pp. 437-438, Comal County Deed Records, except as follows:

On lots Nos. 380 through 422, inclusive, shall be restricted to one-story construction only.

IN TESTIMONY WHEREOF, CANYON LAKE VILLAGE, INC., has caused this instrument to be signed by its President, attested by its Secretary, and the corporate seal hereunto affixed this 18th day of October, 1968.

CANYON LAKE VILLAGE, INC.

By: *Tom J. Sheridan*
Tom J. Sheridan, President

ATTEST:

Polly Sheridan
Polly Sheridan, Secretary

THE STATE OF TEXAS |
COUNTY OF BEXAR |

BEFORE ME, the undersigned authority, on this day personally appeared TOM J. SHERIDAN, President of CANYON LAKE VILLAGE, INC., known to me to be the person whose name is subscribed to the foregoing instrument and 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 18th day of October, 1968.

Laura W. Williams
Notary Public, Bexar County, Texas

LAURA W. WILLIAMS
Notary Public, Bexar County, Texas

Filed for Record October 23, A. D. 1968, at 9:40 o'clock A. M.,
Recorded October 23, A. D. 1968, at 1:35 o'clock P. M.,
By *Thelma Mae Thibodeaux* Deputy, *James S. Nichols* County Clerk, Comal County, Texas.

NO. 93470 - WARRANTY DEED: J. M. BALLARD and wife, ROBERTA H. BALLARD to SEVERO R. LOPEZ.

THE STATE OF TEXAS, 0
 0 KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COMAL . 0

That we, J. M. BALLARD and wife, ROBERTA H. BALLARD, of Comal County, Texas, for and in consideration of the sum of TEN (\$10, 00) DOLLARS and other good and sufficient consideration to us cash in hand paid by SEVERO R. LOPEZ, the receipt of which is hereby acknowledged and confessed, have BARGAINED, GRANTED, SOLD and CONVEYED, and by these presents do BARGAIN, GRANT, SELL and CONVEY unto the said SEVERO R. LOPEZ, of BEXAR COUNTY, TEXAS, all that certain piece or parcel of land situated in the County of Comal, State of Texas, described as follows, to-wit:

BEING Lot No. Six (6), out of the J. M. Ballard

EXHIBIT "B"

RESTRICTIONS OF CANYON LAKE
VILLAGE WEST UNIT NO. 3

CANYON LAKE VILLAGE WEST UNIT NO. 3, a subdivision in Comal County, Texas, as shown on a plat recorded in Vol. 2, page 71, Map & Plat Records, Comal County, Texas, do hereby impress all of the property included in such subdivision with the restrictions of CANYON LAKE VILLAGE WEST UNITS NO. 1 and NO. 2, as recorded in Vol. 161, pp. 437-438, Comal County Deed Records, except as follows:

On lots Nos. 380 through 422, inclusive, shall be restricted to one-story construction only.

RESTRICTIONS OF CANYON LAKE VILLAGE WEST
UNIT NO. 1 and UNIT NO. 2

CANYON LAKE VILLAGE WEST UNIT NO. 1, a subdivision in Comal County, Texas, as shown on a plat recorded in Vol. 2, page 61, Map & Plat Records, Comal County and CANYON LAKE VILLAGE WEST UNIT NO. 2, a subdivision in Comal County, Texas, as shown on a plat recorded in Vol. 2, page 62, Map & Plat Records, Comal County, Texas, do hereby impress all of the property included in such subdivisions with the following restrictions:

1. All lots shall be used solely for residential purposes, except the following:

Lots 51 through 57, Unit 1, shall be zoned for business

Lot 248, Unit 2, shall be zoned for location of water well

2. No building other than a single family residence containing not less than 1,000 square feet hereinafter shown, exclusive of open porches, breezeways, car ports and garages, shall be erected or constructed on any residential lot, and no garage may be erected except simultaneous with or subsequent to erection of residence as follows:

On lots Nos. 1 through 18, 28 through 36, 119 through 124, 37 through 50 and 58 through 111, Unit 1, all inclusive, shall be restricted to one-story construction only.

On lots 125 through 145, Unit No. 2, inclusive, shall be restricted to one-story construction only.

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 onto the property. Servants quarters and guest houses may be constructed on the rear one-third of said lots after completion of permanent residence.

3. No improvements shall be erected or constructed on any lot in CANYON LAKE VILLAGE WEST nearer than 15 feet to the front property line, nor nearer than 5 feet to the side property line, except that in the case of corner lots, no improvements shall be erected or constructed within ten feet of said property lines adjacent to streets. In lots 100 feet or less in depth, the setback may be 10 feet.

4. No building or structure shall be erected or constructed on any lot until the building plans, specifications, location of septic tank, plot plans and external design have first been approved in writing by the corporation, or by such nominee or nominees as it may designate in writing.

5. No building or structure shall be occupied or used until the exterior thereof is completely 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.

6. An assessment of \$2.00 per month per lot, (which may be paid annually or semi-annually in advance, or monthly, shall run against each lot in said subdivision. Such assessment shall be and is hereby secured by a lien on each lot respectively, and shall be payable to the corporation or assigns. In cases where one owner owns more than one (1) lot there will be only one (1) assessment for such owner. Provided, however, that if such an owner shall sell one or more of his said lots to a party who theretofore did not own property in Canyon Lake Village West, then said lot or lots so transferred shall thereafter be subject to the lien provided for herein.

7. No noxious, offensive, unlawful or immoral use shall be made of the premises.

8. All covenants and restrictions shall be binding upon the Purchaser, or his successors, heirs and assigns. Said covenants and restrictions are for the benefit of the entire subdivision.

9. the corporation reserves to itself, its successors and assigns an easement or right-of-way over a strip along the side, front and rear boundary lines of the lot or lots 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 therefore, 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 lots with no obligation to the corporation to supply such services.

10. All lots are subject to easements and restrictions of record and are subject to any applicable zoning rules and regulations.

11. No water wells will be allowed to be drilled or dug on any part of the said premises without written approval of the corporation and the corporation reserves the right to reject any applications to drill or dig water wells on said premises.

12. That an assessment, for the purpose of bringing water to each lot of \$5.00 per foot for frontage along the front property line (not to exceed \$300.00), shall run against each lot and part thereof in said subdivision, and

an assessment on the same basis shall run against each tract of land sold in said subdivision by metes and bounds description. Such assessment shall be and is hereby secured by a lien on each lot or tract respectively; and if and when the corporation, its successors or assigns, shall construct a water main in the street and/or easement, running by said lot or tract and water is made available to same, said assessment aforesaid shall become due and payable to the corporation, its successors and assigns, at the time the water supply is made available to said property. Said assessment may be arranged on a satisfactory monthly payment basis.

13. 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.

14. The term "corporation" in the preceding restrictions, being Canyon Lake Village, Incorporated.

The term "purchaser" in the preceding restrictions meaning anyone purchasing a lot from the corporation, in this subdivision.

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FILED FOR RECORD

1989 JUN 30 AM 10:50

AMENDMENTS TO RESTRICTIONS

RUSH ROSENBERG
COUNTY CLERK COMAL COUNTY

BY Antony N. N. N. 85

Reference is made to Item 2 of the Restrictions of Canyon Lake Village West Units No. 1 and No. 2, recorded in Volume 161, Page 437 of the Deed Records of Comal County, Texas, and specifically to that portion thereof which pertains to certain lots whereon construction is "restricted to one-story construction only."

Inasmuch as the above quoted phrase is not entirely clear, the said quoted language is hereby deleted and, in lieu thereof, the following language is inserted:

"...shall be restricted to roof levels that do not exceed seventeen (17) feet above the center line of the adjoining road easements(s)."

Therefore, for and in consideration of the premises and in accordance with the vote of the membership of the Canyon Lake Village West Property Owners Association at a meeting held on December 2, 1988, and with the authority vested in the Board of Directors under the By-Laws of Canyon Lake Village West Property Owners Association, the said Item 2 is hereby amended to the extent noted hereinabove.

Done this 1st day of June, 1989.

ATTEST:

CANYON LAKE VILLAGE WEST
PROPERTY OWNERS ASSOCIATION, INC.

Joel Collins
Joel Collins, Secretary

BY Karl Braddick
Karl Braddick, President