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NBTC-BRANCH GF# 39,442

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RESTRICTIVE COVENANTS
RANCH LOUISE SUBDIVISION

FILED FOR RECORD

94 JUN 14 PM 4:29

RLM PARTNERSHIP, LTD., II, OWNER
TO
THE PUBLIC

JOY SEATEL
COUNTY CLERK COMAL COUNTY

THE STATE OF TEXAS

))

BY *Simell K. Higdon*

COUNTY OF COMAL

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KNOW ALL MEN BY THESE PRESENTS:

13.08 Pa

THAT RLM PARTNERSHIP, LTD., II, by and through its general partner,
OTIS L. CABLE, as owner and developer of the following described land and
premises in Comal County, Texas, to-wit:

Description of Ranch Louise Subdivision:

All those certain tracts or parcels of land lying and being
situated in Comal County, Texas, known and designated as
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, RANCH LOUISE SUBDIVISION,
as per map and plat of said subdivision recorded in Volume 11,
page 36-38, Map and Plat Records of Comal County, Texas.

in consideration of the premises, for itself and for its successors and assigns
and for its and their future grantees, hereby agrees that for the purpose of
creating and carrying out a uniform plan for the improvement and sale of lots
contained in said addition, the following restrictions for said property are
hereby established and shall be referred to, adopted and made a part of each
contract and deed executed by, or on behalf of, the undersigned and others
conveying said property or any part thereof by recording thereof in the records
of the County Clerk of Comal County, Texas, or by reference to those restrictions
making the same a part of such contract and deed to all intents and purposes as
though incorporated at length therein; and the said restrictions shall be and are
hereby imposed for the benefit of every other lot; and each such contract and deed
shall be conclusively held to have been so executed, delivered and accepted upon
the expressed conditions herein stated.

I.

All tracts of land of Ranch Louise Subdivision are restricted to use consistent
with single family ownership and the construction of single family residential and
recreational dwelling places. Other permissible uses include home office, agricul-
tural (including exotic animals), bed and breakfast, and "Dude Ranch" type recrea-
tional facilities. No wholesale, retail, storage, or manufacturing business shall
be carried on upon any part of such property.

II.

No junk, junk yard, pipe yard, wrecking yard, or other like business shall be
allowed on the property.

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III.

No tract shall be used or maintained as dumping ground for rubbish, trash, garbage, or other waste, and the same shall not be kept, except in sanitary containers. No unlicensed vehicles shall be kept on any part of the property.

IV.

No noxious or offensive activities shall be carried on upon any tract, nor shall anything be done thereon which may become an annoyance or nuisance to the area.

V.

No building of any kind shall be located on any tract nearer than 50 feet to any property line. No homes shall be located on any tract nearer than 100 feet to any public road.

VII.

These covenants shall remain in force and effect until January 1, 2020 after which time they may be amended and/or extended by a majority vote of the owners of seventy-five percent (75%) of the acreage contained in the unit for such period or periods of time as may from time to time be decided by the owners of the various tracts within the addition.

VIII.

No such covenants, conditions or restrictions shall be personally binding on the undersigned, nor any grantee of it except in respect to breaches committed during such particular party's season of or title to the particular lot or tract and each and every owner of any lot or tract embraced within said addition shall have the right, and is hereby expressly authorized at its, his or her expense, to sue for and obtain an injunction, either prohibitive or mandatory, to prevent the breach of, or to enforce the observe of, each and every restriction, covenant and condition, and also to sue for damages for any breach thereof.

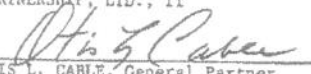
If any one of these restrictions shall be held to be unconstitutional, invalid, or for any reason not enforceable by judgment or Court order, none of the others shall be affected or impaired thereby but shall remain in full force and effect.

Said restrictions are hereby made covenants running with the land and shall be binding upon the undersigned and each grantee thereof, their heirs, devisees, executors, administrators, successors and assigns.

EXECUTED on this the 14th day of JUNE, A.D., 1994.

RLM PARTNERSHIP, LTD., II

BY:


OTIS L. CABLE, General Partner

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THE STATE OF TEXAS))
COUNTY OF COMAL))

BEFORE ME, the undersigned authority, on this day personally appeared OTIS L. CABLE, General Partner of RLM PARTNERSHIP, LTD., II, known to be 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14th day of JUNE, A.D., 1994.

Molly Richmond

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

