

**RESTRICTIVE COVENANTS
ALL LOTS IN ALL BLOCKS OF
CEDAR KNOB ESTATES
CABINET A, SLIDE 188-A
EXCEPT LOTS 8 & 9, BLOCK 1 &
LOTS 2, 3, 4, 8, 9, 10 & 15, BLOCK 3**

We, **ROCKY MORGAN** and **ROY DALE LEIFESTER**, being all the owners of all lots in all blocks of CEDAR KNOB ESTATES, EXCEPT LOTS 8 & 9, BLOCK 1 and LOTS 2, 3, 4, 8, 9, 10 & 15, BLOCK 3, do hereby adopt the following restrictions, protective covenants, and conditions for their mutual benefit and for the benefit and interest of the neighborhood where said properties are located, do hereby mutually covenant, conclude and agree that the restrictions which shall apply to this property are as follows:

- 1. Land Use and Building Type.** Lots shall only be used for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot that exceeds two stories in height. No mobile or manufactured or pre-fab homes shall be permitted on the property.
- 2. Dwelling Size and Materials.** The floor area of the main structure, exclusive of open porches and garages, shall be not less than 1800 square feet. The exterior exposed walls of the residence must be of at least 90% brick or rock. The exterior of out buildings must also be of matching brick or rock. Roofs must be of metal, tile or dimensional shingles. No three-tab shingles may be used. If private mail boxes are used, they must be constructed of brick or rock similar to the dwelling.
- 3. Building Location.** No building shall be located on any lot nearer than 20 feet to the front lot line or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to any interior lot line.
- 4. Relocation of Buildings.** Construction of new buildings only shall be permitted, it being the intent of this covenant to prohibit the moving of any existing building onto a lot and remodeling or converting same into a dwelling unit in this subdivision.
- 5. Architectural Control.** No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation.
- 6. Architectural Control Committee Membership.** The Architectural Control Committee is composed of **ROCKY MORGAN** and **ROY DALE LEIFESTER**, 10663 Trimmier, Killeen, TX 76542. Either member may designate a representative to act for him. In the event of death or resignation of either member of the committee, the remaining member shall have full authority to designate a successor. Neither the members of the committee, nor his designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.
- 7. Committee Procedure.** The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or any designated representative, fails to approve or disapprove within thirty days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.
- 8. Number of Dwellings.** Only one residence shall be permitted on any lot.

- 9. Fences.** All fences must be constructed of all new materials, unless waived by the Architectural Control Committee, and must be maintained at all times. The front fences must be made of wood, stone or wrought iron. No chain link fences shall be constructed on the fronts of lots but chain link is permitted for the sides and rear, except on corner lots..
- 10. Transport Vehicles.** Trucks with tonnage in excess of 1 & 1/2 ton, travel trailers, campers and other recreational vehicles shall not be permitted to park on the property or the streets, and no vehicle of any size which normally transports inflammatory or explosive cargo may be kept on the property at any time.
- 11. Nuisances.** No noxious or offensive activity shall be carried upon the property, nor, shall anything be done thereon which may be or may become an annoyance or nuisance.
- 12. Temporary Structures.** No structure of a temporary character, house trailer, basement, tent, shack, garage, barn, or other out-building shall be used on the property at any time as a residence either temporarily or permanently.
- 13. Signs.** No sign of any kind shall be displayed to the public view on the property except one professional sign of not more than two square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
- 14. Easement.** Easements for installation and maintenance of utilities and drainage facilities are reserved. Within these easements, no structure, planting or other material shall be placed on or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change or retard the flow of water through drainage channels in the easements. The easement area of each tract and all improvements in it shall be maintained continuously by the owner of the tract, except those improvements for which a public authority or utility company is responsible. No dam or similar structure may be built on any creek or natural waterway which is established as a drainage easement. Dams may be built on creeks or natural waterways which are not so established as drainage easements, only if (i) written permission is obtained from owners of land adjacent to such waterway on both sides; (ii) such dam will not be built so as to back water up on or inundate the land of another owner, unless a written easements is obtained from such other owner; and (iii) such dam will not cause the flooding of any roadway. The owner of property on which a dam is located shall be obligated to maintain the same and keep it in a good state of repair.
- 15. Oil and Mining Operations.** No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon, in or under the property, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon, in or under the property. No derrick or structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon the property.
- 16. Livestock and Poultry.** No livestock or poultry shall be permitted on any lot.
- 17. Firearms.** Discharge of firearms of any kind is strictly prohibited. Hunting of any kind is absolutely prohibited.
- 18. Garbage and Refuse Disposal.** The property shall not be used or maintained as a dumping ground for rubbish or other trash or garbage. Garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. No junk automobiles or appliances may be kept on the property.
- 19. Water Supply.** No individual water-supply system shall be permitted on the property unless such system is located, constructed and equipped in accordance with the requirement and standards of Bell County and the State of Texas, and approval of such system to be installed shall be obtained from such authority.
- 20. Sewage Disposal.** All dwellings placed on the subject property must be equipped with aerobic or other sewage disposal system meeting all applicable laws, rules, standards and specifications prescribed for Bell County, Texas.

