

AMENDMENT OF RESTRICTIONS OF
CHARTWELL OF FAIR OAKS RANCH

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On Mar 20 1995

At 3:45pm

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Doc/Num : 95- 0041205
Deputy -Janie Sanchez

STATE OF TEXAS
COUNTY OF BEXAR

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

95- 0041205

THAT WHEREAS, RALPH E. FAIR, INC. AND BOOTH & BOOTH, LTD. are the owners of the land and premises known as CHARTWELL OF FAIR OAKS RANCH, BEXAR COUNTY, TEXAS, described according to plat recorded in Volume 9530, Page 102, Plat Records of Bexar County, Texas, and

WHEREAS, said owners desire to amend the Restrictions for Chartwell of Fair Oaks Ranch recorded in Volume 6257, Page 255, Real Property Records of Bexar County, Texas, in furtherance of a uniform plan for the development of the subdivision as a high class residential subdivision, and

WHEREAS, the drainage area described on said plat on Lots 619-624, contains a large area with sloped sides, it is in the interest of the lot owners for the Chartwell Homeowners Association to have the right to maintain the area in the drainage easement described on said lots, Paragraph 25 of said restrictions is therefore amended by the addition of the following sentence: Chartwell Homeowners Association, its agents, successors and assigns, shall have the right to enter said 50' wide drainage easement for the purpose of maintaining the easement to ensure its appearance and

proper drainage.

EXECUTED this 13th day of March, 1995.

RALPH E. FAIR, INC.

BY: Robert J. Weiss, Jr.
Robert J. Weiss, Jr.
President

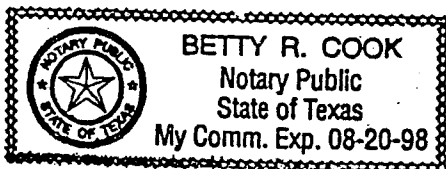
BOOTH & BOOTH, LTD.

BY: Lloyd Booth
Lloyd Booth, Vice- President of LWB, Inc.
General Partner of Booth & Booth, Ltd.

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on the 13th day of March, 1995, by Robert J. Weiss, Jr., President of Ralph E. Fair, Inc., a Delaware corporation, on behalf of said corporation.



Betty R. Cook
Notary Public, State of Texas

(Corporate Acknowledgment)

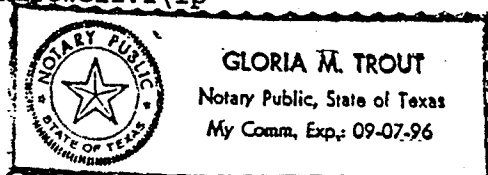
STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on the 17th day of March, 1995, by Lloyd Booth,* General Partner of Booth & Booth, Ltd., a Texas limited partnership, on behalf of said limited partnership.

* Vice- President of L.W.B., Inc., General Partner of Booth & Booth, Ltd.

Gloria M. Trout
Notary Public, State of Texas

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RALPH E. FAIR, INC.
TO THE PUBLIC
RESTRICTIONS
OF
CHARTWELL OF
FAIR OAKS RANCH

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

THAT WHEREAS, RALPH E. FAIR, INC., is the owner of the land and premises known as Chartwell of Fair Oaks Ranch, Bexar County, Texas, described according to plat recorded in Volume 9530, Page 102, Plat Records of Bexar County, Texas, comprising 14.85 acres, more or less, and said tract of land and premises being herein referred to as "the subdivision;" and

WHEREAS, Ralph E. Fair, Inc. desires to subject such real property to the protective covenants, restrictions, reservations and easements herein for the benefit of such property and the present and future owners thereof;

NOW, THEREFORE, it is hereby declared that all of the property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and shall be binding on all parties having any right, title or interest in or to the above described property or any part thereof, and their heirs, successors and assigns, and which easements, restrictions, covenants and conditions shall inure to the benefit of each owner thereof, and in general, will insure the best use and most appropriate development of such subdivision:

I.

A. COVENANTS AND RESTRICTIONS

(1) Each of the lots in such subdivision shall hereafter be used only for the construction of one single family residence or main dwelling unit thereon, including other appurtenant structures permitted under the terms hereof, with it being intended that except as set out below no commercial use of any such lots shall be permitted and, specifically, that no sign shall be placed on any such lot indicating a commercial use thereof, and that such main dwelling units constructed on each lot shall contain at least 2,000 square feet of main dwelling living area, including outside walls, but exclusive of porches, garages and breezeways.

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All Lots in the subdivision shall be used for residential purposes. No residential building shall remain incomplete for more than nine (9) months after construction has commenced. Temporary use may be made of a house for builder's sales office, which shall be permitted until such house is sold, not to exceed nine (9) months in total from time of completion, provided such use is approved in writing by Restriction Committee.

Each Lot improved with a residence must include an attached or detached garage large enough to accommodate under roof a minimum of two (2) full-sized automobiles. No garage shall be permanently enclosed for conversion to any other use. Open car ports are not permitted, unless special design circumstances warrant their use, in which case permission must be obtained in writing from the Restriction Committee.

(2) (a) Plans for all dwelling units must be submitted to the Restriction Committee for approval before construction on any such units may begin, in accordance with the provisions contained in Paragraph "B" below, entitled "Restriction Committee."

(b) All dwelling units hereafter constructed in such subdivision shall be constructed in a good and workmanlike manner with the use of new materials and in such a way as to present a neat and attractive appearance in the area thereof, with it being specifically here provided that no houses or other structures shall be moved onto any lot in such subdivision, other than commercially constructed children's playhouses and storage buildings when approved by the Restriction Committee.

(3) The exterior walls of all one-story and two-story residential buildings shall be constructed with masonry, rock, stucco or brick, for 85% or more of the total exterior wall area. Window and door openings shall be included as masonry. Notwithstanding the foregoing, the Restriction Committee is empowered to waive this restriction if, in its sole discretion, such waiver is advisable in order to accommodate a unique or advanced building concept, design or material, and the resulting structure will not detract from the general appearance of the neighborhood. Wall materials used on all building exteriors on lots shall be restricted to those types and colors approved by the Restriction Committee.

All siding must be approved by the Restriction Committee. No four foot by eight foot (4' x 8') masonite or similar panel siding will be allowed.

Roofing material will be light weight concrete tile, metal or architect dimensional 25 year manufacturer's design roofing of fibre glass or asphalt composition.

If the fireplace chimney is on the front or sides from the street then its exterior finish is to match masonry (brick, rock or stucco) finish of the house. If the chimney is located in the interior portion of the house or the back wall then the exposed portion can be rough sawn, cedar, spruce or fir.

(4) (a) All main dwelling units (including patios) constructed in such subdivision shall be set back at least 20 feet from the front property line.

(b) The side set back shall be 5 ft. and the rear set back shall be a minimum of 20 ft., except where recorded plat easements are shown, or as otherwise approved by the Restriction Committee.

(5) Prior to the construction of any detached garages, storage buildings, fences, guest houses or other out buildings on any lot in such subdivision, plans and specifications therefor, including a plot plan showing the proposed location thereof, must be submitted to the Restriction Committee hereinafter provided for, and the approval thereof procured from such committee prior to the commencement of construction thereon, and in connection therewith it is understood that the construction of any such detached garages, guest houses or other out buildings on any lot in such subdivision without the prior approval of such Restriction Committee will be conclusively presumed to be in violation of these restrictions, with it being intended in connection with the provisions hereof that such Restriction Committee in furtherance of a uniform plan for the development of such subdivision shall be vested with the authority to control the location and type of construction of any such detached garages, guest houses and other out buildings built in such subdivision in order to insure the development of said subdivision into a high-class residential area. Notwithstanding the foregoing, however, it is expressly understood that the failure of such Restriction Committee to give notification of its disapproval of any such plans and specifications for any such improvements, including a plot plan showing the location thereof, within thirty days after receipt thereof shall be deemed for all purposes under the provisions hereof as the approval thereof.

(6) No garage, storage building or temporary building shall be constructed on any lot in such subdivision as living quarters thereon, except that detached servants quarters or guest houses may be constructed thereon provided such structures are built in conjunction with or after the main dwelling unit to which they are appurtenant is constructed. Any closure of an existing garage will require that same be replaced immediately with no less than a two car garage, either attached or detached; Restriction Committee approval must be obtained for any closure of an existing garage and the replacement unit prior to the time any construction of same is commenced.

(7) No trailer, motor home, tent, boat, recreational vehicle,

travel trailer, any truck larger than a three-quarter (3/4) ton pick-up, or wrecked, junked or wholly inoperable vehicle shall be kept, parked, stored, or maintained on any portion of the front yard in front of the building line of the permanent structure nor shall be kept, parked, stored or maintained on other portions of the Lot for a period more than twenty-four (24) hours, unless they are in an enclosed structure or in a screened area. No dismantling or assembling of an auto, trailer, motor home, tent, boat, recreational vehicle, travel trailer, any truck or other machinery or equipment shall be permitted in any driveway or yard adjacent to a street.

Off street parking shall be provided by the Owner of each Living Unit for all such vehicles in a location screened from view from the street and from the other Lots. On street parking, except by visitors, is prohibited.

(8) Any fuel oil, propane or butane tanks shall be screened in a manner acceptable to the Restriction Committee.

(9) ALL FENCES MUST BE APPROVED BY THE RESTRICTION COMMITTEE PRIOR TO CONSTRUCTION, BOTH AS TO QUALITY OF MATERIALS AND AS TO CONSTRUCTION, AS WELL AS THE LOCATION THEREOF. No fencing will be permitted forward of the front building setback line. Maintenance of fences, including those originally installed by the Developer, will be the responsibility of the owner of the lot on which such fence sits. Developer installed fences may not be altered, taken down, or changed in color without approval of the Restriction Committee. Any repairs that an owner makes to such fences will be of the same type of materials as that used in the original construction of same.

(10) No animals will be permitted on any lot in such subdivision except household pets, with it being specifically understood that no livestock of any type including pot bellied pigs, will be permitted on any part of said subdivision. Dogs maintained outside of a residence must be on a leash or under fence.

(11) No firearms shall be discharged nor shall any hunting be done with any type of weapon within said subdivision.

(12) No part or a portion of such subdivision shall be used as a junk yard or as an area for the accumulation of scrap or used materials and that no part of such subdivision shall be used for any purpose that is obnoxious or offensive to the owners of other lots in such subdivision, nor shall anything be done in such subdivision that becomes an annoyance or nuisance to the owners of other lots in said subdivision.

(13) (a) Resubdivision, partition, partial conveyance, or

ownership in divided or separate interests of any tract shall be permissible and lawful only if approved in writing by the Restriction Committee, sewer company and water company, as provided in Paragraph (b) herein, and is otherwise in full compliance with and conformity to all provisions hereof, including particularly, but not limited to, the building setback requirements of Paragraph 4. Failure to submit plans for resubdivision for approval will render such resubdivision, partition, partial conveyance or ownership in divided or separate interests void and without effect.

(14) Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. No utility company, water district, political subdivision or other authorized entity using the easements herein referred to shall be liable for any damage done by them or their assigns, agents, employees or servants to property of the owner situated within such easement. Wherever utility easements are shown and the owner constructs a fence over said easement, the owner shall construct a gate over said easement to allow access by the authorized entity using said easements.

(15) No garbage or other waste shall be kept except in sanitary containers. No garbage containers shall be visible from the street or fairways, except on the regular garbage pick up day.

(16) No professional, business or commercial activity to which the general public is invited shall be conducted on any lot except a model home as provided for elsewhere in these restrictions.

(17) (a) No outside toilets or privies shall be permitted on any lot. All toilet facilities, kitchen sinks, washing machines, bathroom drains, etc., shall be connected to a sewage collection line meeting the approval of all county and state health authorities and complying with all regulations and shall be operated and maintained in such a manner as to not be obnoxious, offensive or to endanger the health or welfare of the occupants of the building site on which it may be located or any surrounding property. When economical sanitary water recovery systems are available that use household water, such as bath or wash water, for lawn irrigation purposes, such systems may be submitted to the Restriction Committee for approval. Nothing in the foregoing will prohibit an owner or builder from placing a temporary commercial type toilet for the only purpose of complying with the City of Fair Oaks Ranch, Texas building ordinances.

(b) Homeowners who have private swimming pools are required to coordinate with the sanitation plant management prior to draining the pool into the central sewer system.

(18) The drilling of water wells on any lot is prohibited.

(19) Basketball goals, or backboards, or any other similar sporting equipment of either a permanent or temporary nature shall not be placed within twenty feet (20') from the front property line of any Lot in the Subdivision without the prior written consent of the Restriction Committee. The Restriction Committee shall have the authority to establish guidelines for the placement and design of basketball goals and no basketball goal shall be kept or maintained within sight of any street except in accordance with any such guidelines established.

(20) All driveways must be paved with concrete or as otherwise approved by the Restriction Committee.

(21) Any exterior lighting should be installed in such a manner as not to create a horizontal exposure but rather to be shielded in order to cast light upwards or downwards in a manner not to create problems for neighboring lots or the neighborhood generally.

(22) Ham radio antennas, outside television antennas or earth satellite stations ("dish antennas") or other similar high towers or antennas shall not be allowed on any lot without prior written approval of the Restriction Committee.

(23) All property owners are required to maintain their lots, whether vacant or occupied, so as to not become overrun with tall grass, heavy brush, rubbish or trash. If, in the opinion of the Restriction Committee, any property owners' lot becomes so overrun with tall grass, brush, rubbish or trash so as to cause a nuisance in the subdivision, the Fair Oaks Ranch Homeowners Association is authorized to clean up said lot at the expense of the property owner. If said cleanup fee is not paid within 60 days from the date of said cleanup, the expense of the cleanup will become a lien on the property in favor of the Fair Oaks Ranch Homeowners Association until paid.

(24) All property owners are required to construct a small fence out of rock, brick, wood or similar material around the electrical transformers located on the front of each lot to provide a screen for the transformers to maintain the attractive appearance of the subdivision. Since City Public Service may need to replace these transformers from time to time the sides should be removable. If rock or brick is used, sufficient space should be allowed around the transformer to permit removal. Screening must not be more than 6 inches higher than the top of the transformers.

(25) Drainage: Lot owners and/or builders shall not impede the normal flow of water across any of the lots in the subdivision, including, but not limited to, fencing, walls or landscaping which impedes normal drainage, nor shall lot owners and/or builders by their actions divert water across another lot where such water

would not have gone through the normal drainage process. On Lots 619 through Lot 624 there is a 50 foot wide drainage easement and no lot owner and/or builder shall do anything in said drainage easement the result of which would be to alter or impede the original design of the drainage structure or the intended flow.

B. PLANS AND SPECIFICATIONS

PRIOR TO THE CONSTRUCTION OF ANY SINGLE FAMILY DWELLING UNIT, DETACHED GARAGE, GUEST HOUSE, SHED, MAILBOX, FENCES OR OTHER BUILDING IN SUCH SUBDIVISION, A COMPLETE SET OF PLANS AND SPECIFICATIONS MUST BE SUBMITTED, FOR REVIEW AND APPROVAL OF THE RESTRICTION COMMITTEE. The plans and specifications must state the total living area available in each single family dwelling unit, exclusive of garages, porches and breezeways. In addition, for each of the aforesaid listed buildings, a plot plan must be submitted which shows all elevations, with the locations of each building with reference to front, side and rear setback lines, and which shows all utility, drainage, and other easements affecting said lot.

Failure to receive a response from the Restriction Committee within thirty (30) days from the date of submission will constitute approval of said plans and specifications.

The original Restriction Committee will consist of the nominee or nominees of Ralph E. Fair, Inc.

C. RESTRICTION COMMITTEE

All architecture, plans and buildings in the subdivision shall comply with all applicable laws and building codes as well as with general and special restrictions herein, and any variances therefrom shall be subject to the approval of the Restriction Committee, the original to consist of nominees of Ralph E. Fair, Inc.

The Restriction Committee retains the right in furtherance of a uniform plan for the development of the subdivision as a high class residential subdivision, but subject to the limitations hereinafter recited, to execute amendments to, including granting variances from and on, the aforerecited restrictive covenants and use limitations in such subdivision, provided they, in the exercise of their best judgment and discretion, are of the opinion that any such amendments or variances would be in furtherance of the uniform plan for the development of such subdivision. Such Restriction Committee shall also perform all of the other duties and obligations imposed upon them under the provisions hereof. On or before the date Chartwell has been 90% occupied, the undersigned will appoint five property owners in such subdivision, or delegate such duties to a "Master Committee" for the ranch, if one exists at

that time, to serve as the Restriction Committee for such subdivision from and after such date by instrument recorded in the Deed Records of Bexar County, Texas, and such Restriction Committee for such subdivision until their successors are duly elected as hereinafter provided for. Such Restriction Committee, including any additional members thereof as hereinafter provided for, shall be vested with all of the duties, powers, prerogatives and discretions herein conferred upon the original Restriction Committee. Any vacancies in such Restriction Committee by death, resignation or otherwise (it being understood that the sale by any member of such committee of all of his property in such subdivision will be for purposes hereof construed as a resignation by him from such committee), will be filled by the remaining members of such committee by recordable instrument filed in the Deed Records of Bexar County, Texas. Notwithstanding the foregoing, however, it is expressly understood that any time after the date Chartwell has been 90% built out, the then owners of a majority of the lots in such subdivision, with any husband and wife being considered as one owner, may by instrument in writing filed in the Deed Records of Bexar County, Texas, elect a five member Restriction Committee for such subdivision and any committee so appointed shall thereafter be vested with all of the duties, powers, discretions and prerogatives of the original Restriction Committee herein provided for. The Restriction Committee may by letter delivered to the party involved grant variances from any one or more of the above recited limitations and restrictions insofar, and only insofar, as they pertain to individual lots in such subdivision. Any amendments to or variances from such limitations and restrictions made or granted by said committee pertaining to all of the lots in such subdivision may be made only by appropriate written instrument filed in the Deed Records of Bexar County, Texas. In connection with the foregoing, however, it is accordingly here provided that said committee shall have no power or authority to grant variances from or amendments to such limitations and restrictions which would permit the use of any lot in such subdivision for commercial purposes, except for a temporary sales office or offices used for original sales of lots or homes by Ralph E. Fair, Inc., or its authorized agent.

D. FAIR OAKS RANCH HOMEOWNERS ASSOCIATION

All lot owners shall become and continue to be members of the Fair Oaks Ranch Homeowners Association and agree to comply with its governing articles, the purposes of which are to provide various services and facilities for the use and benefit of the property owners, and all lot owners agree to accept such membership and to perform and be bound by the obligations, terms and conditions of membership in such Homeowners Association in accordance with its duly provided charter, by-laws and resolutions; also, to the governing articles and bylaws of the Chartwell Homeowners Association formed for the specific purposes of providing

additional services to owners of lots in Chartwell of Fair Oaks Ranch, Bexar County, Texas.

E. DURATION AND AMENDMENT

The covenants, conditions and restrictions of this declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Restriction Committee or the owner of any lots subject to the restrictions in this declaration, and their respective legal representatives, heirs, successors and assigns. It is further expressly understood that the undersigned, the Restriction Committee, or any one or more of the owners of properties in said subdivision shall have the right to enforce the restrictive covenants and use limitations herein provided for on said subdivision by injunction in order to prevent a breach thereof or to enforce the observance thereof, which remedy however, shall not be exclusive and the undersigned, the Restriction Committee or any other person or persons owning property in said subdivision injured by virtue of the breach of the restrictions and use limitations herein provided for on said subdivision shall accordingly have their remedy for the damages suffered by them as a result of any breach, and in connection therewith it is understood that in the event of a breach of these restrictions and use limitations by the owner of any lot or lots in said subdivision it will be conclusively presumed that the other owners of lots in said subdivision have been injured thereby. It is further expressly understood that the undersigned shall continue to have the right to enforce such restrictive covenants and use limitations after all property has been sold by the undersigned but shall have no obligation to do so.

It is understood that all expenses, attorneys fees and court costs incurred in connection with the enforcement of such restrictive covenants and use limitations shall be borne by the party or parties seeking to enforce the same; and that neither the undersigned nor the Restriction Committee shall have any obligation to bear such expense, although they may contribute such expense if they so desire.

The covenants, conditions and restrictions herein shall be effective until September 1, 2030, after which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten years, unless by a vote of three-fourths of the owners of lots in such subdivision, with each lot in such subdivision having one vote, taken prior to September 1, 2030, or of any current extended period, and filed for record in the Deed Records of Bexar County, Texas, it is agreed that these restrictive covenants and use limitations shall terminate as to said subdivision on September 1, 2030, or current extended period.

Invalidation of any one of these covenants or restrictions by

judgment or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

EXECUTED this 2nd day of November, 1994.

RALPH E. FAIR, INC.

By: Robert J. Weiss, Jr.
Robert J. Weiss, Jr.
President

(Corporate Acknowledgement)

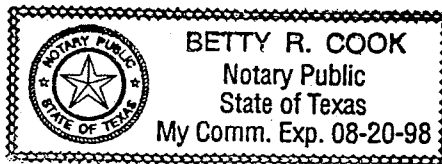
STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me, the undersigned authority, on the 2nd day of November, 1994, by Robert J. Weiss, Jr., President of Ralph E. Fair, Inc., a Delaware corporation, on behalf of said corporation.

Betty R. Cook
Notary Public, State of Texas

R\Chartwell\lp



VOL 6257 PG 0264

Returns To

RICHARD F. HALTER
1020 N.E. LOOP 410, SUITE 610
SAN ANTONIO, TEXAS 78209