

PFEIFFER RANCH

TO THE PUBLIC

RESTRICTIONS

STATE OF TEXAS        X

COUNTY OF BEXAR       X

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, LSP, INC., is the owner of the land and premises described as follows:

The PFEIFFER RANCH, Bexar County, Texas, according to the official map or plat thereof recorded in Volume 8,000, Page 30, Deed and Plat Records, Bexar County, Texas, reference to which and the record thereof being here made for all pertinent purposes in aid of the description of such property, OR ANY FUTURE REPLAT THEREOF;

and said tract of land and premises being hereinafter referred to as "the subdivision"; and

WHEREAS, LSP, 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:

COVENANTS AND RESTRICTIONS

1. Each of the lots in such subdivision (with the exception of Lots 21, 22 and 25 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 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 such lot shall contain at least 1,800 square feet of area, exclusive of porches, garages and breezeways. Any main dwelling unit shall have a double ("two-car") garage, with such garage doors not facing the boulevard and the first 100 feet of depth into each lot from the boulevard shall be paved.

2. Lots 21, 22 and 25 may be used for commercial purposes provided that all buildings constructed for commercial purposes have stone or brick on all sides exposed to the boulevard. No concrete blocks or cinder blocks shall be used unless faced with stone or brick. No light or heavy industrial use will be permitted and such lots shall be used for normal commercial business only. On Lot 25 any facilities needed for water storage and supply for water company owned by FAIRCO, INC., or assigns, will be considered normal commercial use and not considered to be light industrial or heavy industrial usage.

3. All single family main 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. The exterior walls of all main dwelling units so constructed on said property, exclusive of porches, garages and breezeways appurtenant thereto,

shall be constructed of at least 50% stone or brick, and with it being specifically here provided that no houses or other structures shall be moved onto any lot in such subdivision, with the exception of small commercially constructed storehouses.

4. The entire exterior of all main dwelling units constructed in such subdivision, together with the driveways, sidewalks and other exterior appurtenances thereto, must be completed within nine (9) months after the commencement of work thereon or the placing of materials therefor on such property, whichever occurs earliest, with the exception that ten day extensions for completion of construction may be granted by the Restriction Committee upon application therefor.

5. All buildings on Lots 1 through 17 <sup>250</sup> ~~and 18 through 25~~ shall be set back 150 feet from Fair Oaks Boulevard, except buildings on Lots 12, 13, 17 and 24 which shall be set back 120 feet. All buildings on Lots 17 through 24 which face on Leslie Pfeiffer Drive shall be set back at least 80 feet from Leslie Pfeiffer Drive, however this setback requirement shall not apply to Lots 21 and 22. All buildings on Lots 1 through 25 shall be set back 25 feet from the side or rear lot lines of such lots, except no rear setback will be required on Lots 10 through 16 and Lots 19 through 21. All main dwelling units shall face the street on which such lots front with the exception of Lots 17 and 24 which may face either Fair Oaks Boulevard or Leslie Pfeiffer Drive or front toward the intersection of Fair Oaks Boulevard and Leslie Pfeiffer Drive; however, these setback requirements are subject to any variances thereto as may be granted in writing by the Restriction Committee hereinafter provided for.

6. That prior to the construction of any barns, detached garages, sheds, guest houses, or other outbuildings 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 accordingly understood that the construction of any such barns, detached garages, guest houses, sheds, 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 barns, detached garages, guest houses, sheds, 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.

7. No garage, shack or temporary building shall be constructed on any lot in such subdivision as living quarters thereon, except that detached servants quarters or guest house may be constructed thereon provided it is built in conjunction with or after the main dwelling unit to which it is appurtenant is constructed.

8. No trailer house or mobile home shall be placed or otherwise permitted on any lot in such subdivision for use as living quarters, in connection with which, however, it is understood that one trailer house or mobile home may be parked on any lot at the time the foundation for construction of the main residence on such

lot has been completed and with the further understanding that said mobile home must be removed immediately upon completion of said main residence, or within 6 months from the completion of the foundation, whichever occurs first, unless extended by the Restriction Committee for periods not to exceed 30 days each without reapplication. It is further understood that one vacation-type mobile-type mobile home or other recreational vehicle may be parked at or near a main dwelling unit in such subdivision provided it is not used as living quarters.

9. Any barn constructed on any lot in such subdivision must be set back at least 200 feet from the front property line of each lot, except Lots 12 and 13 which may be set back 150 feet from the front property line, and shall be set back at least 25 feet from the side and rear lots of each lot in such Subdivision, however, this rear setback requirement shall not apply to Lots 10 through 16 and Lots 19 through 21.

10. All fences shall be set back 15 feet or more from the front property line on lots facing on Fair Oaks Parkway. All fences in the front or sides of those lots facing the Leslie Pfeiffer Drive shall either be placed on the front or side property line contiguous to the Leslie Pfeiffer Drive, or shall be at least 15 feet or more back from the front or side property line contiguous to the Leslie Pfeiffer Drive, it being expressly understood that no fence shall be built contrary to these location requirements. Along and within 100 feet of the streets all fences shall be constructed of redwood, cedar, chain link, white board or rock. Only fences constructed of quality materials and good workmanship will be allowed. No electric or temporary fences will be allowed without the expressed written permission of the Restriction Committee and then only for a short period of time.

11. No animals will be permitted on any lot in such Subdivision other than those that are normally found in a suburban subdivision for private residential use and pleasure, with it being specifically understood that no hogs will be permitted on any part of such Subdivision and that no commercial livestock, animal or fowl feeding, breeding or raising or sales operation or feed lot will be permitted on any part of said Subdivision.

12. No firearms shall be discharged nor shall any hunting be done with any type of weapon within said Subdivision.

13. 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.

14. Resubdivision, partition, partial conveyance, or ownership in divided or separate interests of any tract shall be permissible and lawful only if each resulting separate tract is at least 2.00 acres in area and is otherwise in full compliance with and conformity to all provisions hereof, including particularly but not limited to, the building setback requirements of paragraphs 5 and 9.

15. 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. No individual water well is to be drilled within 500 feet of Lots ~~15~~ and 25, Pfeiffer Ranch Subdivision on which FAIRCO, INC., or its assigns, plan to drill water wells or water supply facilities. If

any well drilled within the Subdivision becomes contaminated, then the Restriction Committee after 30 days notice to the owner of said well may require the well to be plugged. Furthermore, each water well drilled within the Pfeiffer Ranch Subdivision, shall be cased and pressure cemented to a depth of 350 feet and each well shall be located at least 150 feet uphill from any septic tank or drain field.

16. No garbage or other waste shall be kept except in sanitary containers. All incinerators or other equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition.

17. No professional, business or commercial activity (with the exception of Lots 21, 22 and 25) to which the general public is invited shall be conducted on any lot.

18. 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 septic tank or 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. The draining of septic tanks into road ditches is prohibited.

#### 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 Committee to consist of nominees of LSP, INC.

The Restriction Committee retains the right in furtherance of a uniform plan for the development of the Pfeiffer Ranch as a high-

class 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 on 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 the 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 July 1, 1985, the undersigned will appoint five property owners in such Subdivision 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 as so appointed will thereafter serve as the 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, with it being understood that the sale by any member of such committee of all of his property in such Subdivision will be for the 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 July 1, 1985, 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, discretion:



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 amendment 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 used for original sales of lots by LSP, INC., or its authorized agent.

#### 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 them 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 the undersigned or the Restriction Committee shall have no obligation to bear such expense, although they may contribute such expense if they so desire.

The covenants, conditions and restrictions herein shall be effective for a term of fifteen (15) years from the date this declaration is recorded, after which time said covenants, conditions and restrictions shall be automatically extended for successive periods of 15 years unless by a vote of three-fourths of the owners of lots in such Subdivision with each having one vote, taken prior to expiration of said fifteen year period 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 at the end of such 15 year period 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. Fail-

ure 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 24 day of June, 1977.

LSP, INC.

By: Leslie S. Pfeiffer, Jr.  
Leslie S. Pfeiffer, Jr.,  
President

ATTEST:

By: Maureen Pfeiffer Stevenson  
Maureen Pfeiffer Stevenson,  
Secretary-Treasurer

STATE OF TEXAS            X  
                          Bayan  
COUNTY OF KENDALL       X

Before me, the undersigned authority, on this day personally appeared LESLIE S. PFEIFFER, JR., President of LSP, INC., a Texas Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office, this 24<sup>th</sup> day of June, 1977.


Derald K. Bayan  
Notary Public in and for  
Kendall County, Texas  
Bayan

STATE OF TEXAS            X  
                          Bayan  
COUNTY OF KENDALL       X

Before me, the undersigned authority, on this day personally appeared MAUREEN PFEIFFER STEVENSON, Secretary-Treasurer of LSP, INC., a Texas Corporation, known to me to be the person and officer

whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office, this 24<sup>th</sup> day of June, 1977.

  
Notary Public in and for  
Kendall County, Texas  
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