

RALPH E. FAIR, INC.

97- 0062573

TO THE PUBLIC

RESTRICTIONS

WINDERMERE ESTATES - UNIT II

STATE OF TEXAS

§

COUNTY OF BEXAR

§

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, RALPH E. FAIR, INC., is the owner of the land and premises known as WINDERMERE ESTATES, UNIT II, OF FAIR OAKS RANCH, BEXAR COUNTY, TEXAS, described according to plat recorded in Volume 9537, Pages 10-12, Plat Records of Bexar County, Texas, comprising 61.62 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 the

following number of square feet of main dwelling living area, exclusive of porches, garages and breezeways:

(a) Single Family Units

- (1) 2,300 square feet, single story, with two-car garage attached;
- (2) 2,500 square feet, two story, with two-car garage attached;
- (3) 2,500 square feet - with detached garage, either single or two story. If any portion of the home is two stories, then the home will be considered as a two story home.

All Lots (with the exception of Lots 509, 514, and 519) 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 a builder's sales office, not to exceed nine (9) months in total from time of completion, provided such use is approved in writing by the Restriction Committee. The Committee may give 30 day extension periods for valid reasons.

A spec home may be built on Lots 509, 514, and 519, to be used for a builder/model sales office for up to 40 months after the date of their building permit from the City of Fair Oaks Ranch, subject to the following:

- (1) All signage must be approved by the Restriction Committee and the City of Fair Oaks Ranch. No lighted signage will be approved. Any security lighting inside will have to be maintained at a moderate level.
- (2) The building can only be used to present builders' product and cannot be used as a construction office or for general real estate activity.
- (3) Lots 509 and 514 shall have entrance only to Windermere Drive and no entry way or parking along Fair Oaks Parkway will be permitted of customers or guests of model homes on Lots 509 and 514.
- (4) Lot 519 will have entrance on Fair Oaks Parkway, but no parking of customers or guests of the model home on Lot 519 will be permitted along Fair Oaks Parkway.
- (5) Parking for model homes will have off-street parking for

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its normal usage. No big promotions will be allowed that cause traffic congestion.

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 residential buildings, shall be constructed with rock, stucco or brick, for 85% or more of the total exterior wall area. The exterior walls of all two-story residential buildings shall be constructed with 75% 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 Lots shall be restricted to those types approved by the Restriction Committee.

All wood siding must be approved by the Restriction Committee. No four foot by eight foot (4' x 8') wood or similar panel siding will be allowed. Generally the Committee will approve rough sawn cedar, fir or spruce wood siding. Other siding material must be submitted to the Committee for approval.

Roofing shall be either slate, tile, tarnished metal with standing seams, or composition/fiberglass material with a 30-year manufacturer's architectural dimensional shingle.

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The exterior of all chimneys shall be 100% rock, stucco or brick, of a type and color matching that of the exterior walls of the house, unless specific structural problems indicate otherwise, which may be considered by the Committee.

(4) With the exception of Lots 496, 509 and 514 - 519, which shall be setback 75' from Fair Oaks Parkway from the front or side property lines, all main dwelling units (including patios) constructed in such subdivision shall be set back at least 25 feet from the front property line of each lot in such subdivision and shall be set back at least 10 feet from the side and rear lot lines (both property lines on street-sides of corner lots shall be considered "front property lines" for the purposes of setbacks). The Committee will consider terrain and tree problems and grant variances where in the judgment of the Committee such variances are warranted. All such improvements on any lot in such subdivision must face on the street upon which such lot fronts, subject however to any variances thereto as may be granted in writing by the Restriction Committee hereafter provided for.

(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, except that detached servants quarters or guest houses may be

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constructed thereon provided it is built in conjunction with or after the main dwelling unit to which it is appurtenant is constructed.

(7) No trailer house, 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, unless they are in an enclosed structure or in a screened area which prevents the view thereof from adjacent Lots, and streets, for a period more than twenty-four (24) hours. 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.

(8) Any fuel oil, propane or butane tanks shall be located so as not to be visible from other lots or from the street on which the lot where said tank is located faces.

(9) No fence shall be constructed between the home and the front property line except where special security gate and fencing are approved by the Restriction Committee. All fencing shall be constructed of wood, stone, brick, or ornamental iron unless otherwise approved by the Restriction Committee. Only fences constructed of quality materials and good workmanship is allowed. ALL FENCES, INCLUDING, BUT NOT LIMITED TO, QUALITY OF MATERIALS, METHODS OF CONSTRUCTION, AND LOCATION, MUST BE APPROVED BY THE RESTRICTION COMMITTEE PRIOR TO CONSTRUCTION.

(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.

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required to coordinate with the sanitation plant management prior to draining the pool into the central sewer system. All construction of swimming pools and required fencing has to be approved by the Restriction Committee and comply with the ordinances of the City of Fair Oaks Ranch, Texas, concerning same.

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

(19) Tennis-court lighting and fencing shall be allowed only with approval of the Restriction Committee. Basketball goals, or backboards, or any other similar sporting equipment of either a permanent or temporary nature shall not be placed outside the building setback line of any Lot in the subdivision without the prior written consent of the Restriction Committee.

(20) All driveways must be paved with asphalt or concrete.

(21) Any exterior lighting and particularly with reference to security or trouble lights such as those normally installed by CPSB or purchased by individuals, 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 approved 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 transformer.

(25) NATURAL CAVES AND CREVICES, AS WELL AS SPRINGS AND SEEPS, OCCUR IN THE GENERAL AREA OF THE SUBDIVISION. PRIOR TO BEGINNING CONSTRUCTION OF ANY IMPROVEMENTS, PROPERTY OWNERS SHOULD PERSONALLY INSPECT THE PROPERTY TO CONFIRM THE LOCATIONS, IF ANY, OF CAVES AND CREVICES OR SPRINGS AND SEEPS WHICH MAY BE LOCATED ON THE PROPERTY OWNER'S LOT.

(26) WITH THE EXCEPTION OF LOTS 480-485, WHICH WILL REQUIRE AN APPROVED SEPTIC SYSTEM INSTALLED BY THE LOT OWNER, THE LOTS IN THIS UNIT ARE SERVED BY A CENTRAL SEWER SYSTEM. BECAUSE OF GROUND ELEVATION CHANGES IN THE UNIT, ACCESS TO THE CENTRAL SYSTEM MAY NOT BE POSSIBLE BY GRAVITY FLOW FROM CERTAIN LOTS UNLESS MINIMUM FINISH FLOOR ELEVATIONS (SEWER LINE OUTLET) ARE MET. MINIMUM FINISH FLOOR ELEVATIONS ARE SHOWN ON THE RECORDED PLAT FOR THESE LOTS.

PRIOR TO FOUNDATION PLACEMENT ON ANY LOT, OWNER SHALL CONTACT THE CENTRAL SEWER SYSTEM OPERATOR TO DETERMINE THE LOCATION AND DEPTH OF THE SEWER TAP.

B. PLANS AND SPECIFICATIONS

PRIOR TO THE CONSTRUCTION OF ANY SINGLE FAMILY DWELLING UNIT, DETACHED GARAGE, GUEST HOUSE, SHED, 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. ALONG WITH THE SUBMISSION OF SUCH PLANS AND SPECIFICATIONS A FEE OF \$75.00 PAYABLE TO THE FAIR OAKS RANCH HOMEOWNERS ASSOCIATION SHALL BE SUBMITTED TO COVER THE EXPENSE OF THE COMMITTEE IN REVIEWING THE PLAN AND MAKING REQUIRED INSPECTIONS BEFORE CONSTRUCTION IS STARTED. 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.

The aforesaid fee of \$75.00 may be increased after 1997 at the discretion of the Restriction Committee to the extent necessary to cover the expenses of the Committee in making the required review of plans and specifications and inspections pertaining thereto.

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

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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 aforesaid 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 July 1, 2008, 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 for such subdivision shall serve 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 July 1, 2008, the then owners of a majority (51%) 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,

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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 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, in addition to the Fair Oaks Homeowners Association, a Windermere Homeowners Association will be formed to provide specific services to Windermere Unit II residences, and each property owner shall be and shall become members of that association and shall be governed by its Articles of Incorporation and Bylaws.

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 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 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 6th day of May, 1996.

RALPH E. FAIR, INC.

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

VLL / U83 P102

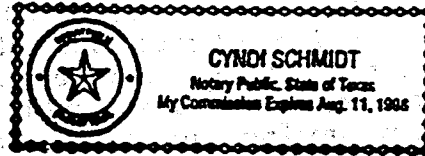
(Corporate Acknowledgement)

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me, the undersigned authority, on the 16th day of May, 1996, by Robert J. Weiss, Jr., President of Ralph E. Fair, Inc., a Delaware corporation, on behalf of said corporation.

Cyndi Schmidt
Notary Public, State of Texas

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Any provision herein which restricts the sale, rental, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas etc.

MAY 14 1997



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

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

On May 09 1997

At 2:57pm

Receipt #: 32966
Recording: 25.00
Doc/Mgmt: 6.00

Doc/Num : 97- 0062573

Deputy -Catherine Revilla

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