

Deed Restrictions
Cedar Lawn

014-37-0742

THE STATE OF TEXAS :

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF GALVESTON :

That each of the undersigned, as the owner of that part of Cedar Lawn, an addition to the City and County of Galveston, Texas, a map of which appears of record in Volume 254 at Pages 80 and 81, appearing of record in his or her respective name, hereby covenants and asserts that the following revised restrictions imposed in and by the deeds out of Cedar Lawn Company to us or our predecessors in title shall be and the same are hereby extended for a period of twenty-five (25) years beginning January 1, 2000, and shall continue to be in full force and effect as covenants running with the land and shall continue until January 1, 2025; and each of the undersigned in consideration of the mutual promise of each other, hereby agrees and covenants to observe the following restrictions as to the lot or lots which each may own, or have an interest in.

I.

Residences and suitable outbuildings only shall be erected upon any of the lots in Cedar Lawn, and no place of business of any kind shall be therein built, kept or maintained. No residence shall be erected in Cedar Lawn which has living space of less than 2000 square feet exclusive of porches and garages, and not more than one residence shall be built on any one full-size lot as specified and numbered on the said recorded map of Cedar Lawn.

II.

Every residence shall face on some one or more of the streets or drives of Cedar Lawn as shown on the recorded map or plat thereof; and no residence or other structure shall be built closer than thirty (30) feet to such streets or drives or closer than six (6) feet to any

inside property line of any lot. These restrictions apply to galleries, porches, and porte-cocheres, but not to entrance steps.

III

No malt or spirituous liquors, or medicated bitters capable of intoxication, shall be sold or offered for sale in Cedar Lawn.

IV.

All lots and premises in Cedar Lawn shall be kept free from high grass, weeds and litter.

IN WITNESS WHEREOF we have hereunto subscribed our names in the City and County of Galveston, Texas, on this the 3rd day of February, ²⁰⁰⁰~~1999~~

Frances Montgomery
Frances Montgomery

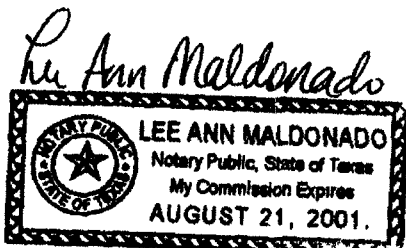
Lots 46 + 47

This instrument was acknowledged before me on the 3rd day of February, 2000.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

Patricia Ritchie

2000 MAR 10 08:53 AM 2000011360
MABASA \$11.00
Patricia Ritchie, COUNTY CLERK
GALVESTON, TEXAS



2-5-00

Return to: J.W. Love, Jr.
3 Cedar Lawn Circle
Galveston, TX 77551
PAID