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Sec #1

DEDICATION DEED  
AND  
COVENANTS AND RESTRICTIONS

LOTS 2 thru 8, inclusive, BLOCK 1;  
LOTS 1 thru 15, inclusive, BLOCK 2;  
LOTS 1 thru 13, inclusive, BLOCK 23;  
LOTS 1 thru 10, inclusive, BLOCK 24;  
LOTS 1 thru 9, inclusive, BLOCK 25;  
LOTS 1 thru 25, inclusive, BLOCK 26;  
LOTS 1 thru 5, inclusive, BLOCK 27; and  
LOTS 1 thru 4, inclusive, BLOCK 28

BENTWOOD COUNTRY CLUB ESTATES

AN ADDITION TO THE CITY OF SAN ANGELO,

TOM GREEN COUNTY, TEXAS

WE, BENTWOOD COUNTRY CLUB ESTATES, a Texas joint venture, of Tom Green County, Texas, (hereinafter called the "Dedicator") the sole owner of that certain tract of land in Tom Green County, Texas, described in the attached Exhibit "A", do hereby adopt the Plat which has been filed of record in Volume 4, Pages 155-6, Plat Records, Tom Green County, Texas, as our plan for subdividing the same to be known as:

Lots 2 thru 8, inclusive, Block 1; Lots 1 thru 15, inclusive, Block 2; Lots 1 thru 13, inclusive, Block 23; Lots 1 thru 10, inclusive, Block 24; Lots 1 thru 9, inclusive, Block 25; Lots 1 thru 25, inclusive, Block 26; Lots 1 thru 5, inclusive, Block 27; and Lots 1 thru 4, inclusive, Block 28; Bentwood Country Club Estates, An Addition to the City of San Angelo, Tom Green County, Texas.

and do hereby dedicate for the use of the Public the streets and easements as thereon shown.

AND WE DO HEREBY DECLARE THAT all the lots shown on said Plat of Bentwood Country Club Estates, are held and shall be conveyed subject to the reservations, restrictions and covenants hereinafter set forth.

Section 1. Definitions. The terms defined in this section shall, for all purposes of the hereinafter provisions of this instrument, have the meanings herein specified, unless the context otherwise requires.

(a) "Plat" shall mean the plat of the Property as mentioned above.

(b) "Plot" shall mean an entire numbered lot as shown on the Plat or a combination of one or more of said lots or parts of said lots which shall have been approved by the Dedicator as a building site, but the Dedicator may refuse to approve a splitting or combination of said lots if more lots than the total of the numbered lots as shown on the Plat would result therefrom.

(c) "Dedicator" shall mean the undersigned and its successors and assigns.

Section 2. One-Family Dwellings. No Plot shall be used for any purpose except for the erection and maintenance thereon of one private dwelling house designed for the occupancy of a single family and reasonable and customary accessory structures not designed or used for living quarters except by domestic help living and working on the premises. No Plot shall be used in whole or in part for any purpose inconsistent with a private dwelling house use.

### Section 3. Frontage Setbacks, Etc.

(a) All dwellings shall be constructed to front on the street on which the Plot fronts unless any Plot in question fronts on two streets, in which case the dwelling constructed on such Plot shall front, as the Dedicator may approve, on either of the two streets or partially on both.

(b) All dwellings and accessory structures shall be erected and maintained behind the building line shown on the Plat.

(c) No dwelling or accessory structure shall be erected or maintained nearer than 7 feet from the side line of any Plot.

(d) Dwellings constructed on Plots in Blocks 23 thru 26, inclusive, shall contain at least 2400 square feet of heated and/or air conditioned living space exclusive of garages, porches and outbuildings. Dwellings constructed on Plots in Blocks 27 and 28, inclusive, shall contain at least 2200 square feet of heated and/or air conditioned living space exclusive of garages, porches and outbuildings. Dwellings constructed on all other Plots, shall contain at least 2000 square feet of heated and/or air conditioned living space exclusive of garages, porches, and outbuildings.

(e) No fence, wall or hedge shall be erected or maintained on any Plot abutting the golf course or country club facility (i) any nearer to the rear boundary line of such Plot than the dwelling; (ii) any nearer to any front street than the dwelling; (iii) greater than three feet (3') in height; and (iv) out of material other than material of like nature to that of the exterior covering material of the dwelling. No fence, wall or hedge shall be placed on any other Plot nearer to any front street than is permitted for the dwelling on said lot, and no fence, wall or hedge shall be placed on any portion of the other sites with a greater height than six feet (6'). No wire or woven fence is permitted on any part of any Plot. Should a hedge, shrub, tree, flower or other planting be so placed, or afterwards grown, so as to encroach upon adjoining property, such encroachment shall be removed upon request of the owner of the adjoining property.

Fences, walls, hedges are permitted along, but inside, the property lines adjoining side streets, but not closer to the front street than permitted above nor closer to the rear boundary line than permitted above.

(f) No animals shall be raised or kept on any Plot except usual household pets numbering not more than two.

(g) No sign shall be erected or maintained on any Plot except a "for sale" or "for rent" sign not exceeding five square feet in size or a sign owned by the Dedicator.

(h) No radio, television or other aerial shall extend more than the highest point of the roof of any building and no such aerial shall be maintained on any lot not containing a dwelling.

(i) No lot conveyed by the Dedicator shall be used for the dumping or storage of rubbish, trash, rubble, surplus soil or rocks, etc.

(j) No trailer, camper or boat shall be parked, stored or maintained on any lot in such way as to be visible from the fronting street, or nearer to a side street than the side street building setback line.

Section 4. Architectural and Structural Review. No dwelling, accessory structure or fence shall be erected or maintained on any Plot until the building plans and specifications for same and a plot plan (accurately showing the topography of the Plot) showing the proposed location of same, have been approved by the Dedicator. In reviewing building plans the Dedicator shall consider the over-all suitability and architecture of the proposed placement on the Plot, the structural soundness of proposed building materials and particularly the architectural and esthetic qualities of proposed building materials and the height relationships of all improvements. This section shall be applicable to initial construction and to alterations, changes and additions at any time subsequently made. In no case shall any garage be facing the front street.

Section 5. Easements Reserved. No building or other permanent structure shall be erected or maintained within areas designated on the Plat as utility and/or drainage easements, but fences and plantings approved by the Dedicator may be maintained on Plots within such areas upon the understanding that such uses shall always be subject to, and shall not interfere with, the prior rights created and granted by such easements.

Section 6. Solid Waste Disposal. No solid waste or garbage of any kind shall be collected outside the dwelling or accessory structures on any Plot and all dwellings constructed on any Plot shall contain suitable and operating trash compacting equipment.

Section 7. Duration. These covenants and restrictions shall continue in force until September 1, 2004 and thereafter for successive ten-year periods, unless on or before September 1, 1995 the owners of the legal title of more than 80 percent of the front footage of the lots shown on the Plat shall release all or any of such lots from one or more of these covenants and restrictions by executing, acknowledging and filing for record an instrument to that effect.

Section 8. Right to Enforce. These covenants and restrictions shall run with the land and shall be binding upon the Dedicator and all parties claiming by, through and under the Dedicator, and all such parties shall be taken to hold title subject to, and to agree and covenant with the Dedicator and with each other to observe, all these covenants and restrictions, provided, however, that no such party shall be personally liable for breaches hereof occurring at a time when such party is not the legal title holder of the lands as to which such breaches occurred. In addition to an ordinary legal action for damages, the Dedicator or any owner of a Plot shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to otherwise enforce the observance of these covenants and restrictions. No failure or delay in enforcing these covenants and restrictions shall be deemed to be a waiver of any violation thereof. The Dedicator shall not be personally liable for any decision or action or failure to act under or pursuant to these covenants and restrictions.

Section 9. General.

(a) Notwithstanding any other provision hereof, Dedicator reserves the right (upon the application and request of the owner of any Plot) to waive, vary or amend (by an appropriate letter to that effect addressed and delivered to such applicant owner by Dedicator) the application of any of these covenants and restrictions to such Plot if, in the sole discretion of the Dedicator, such action be necessary to relieve hardship or permit good architectural planning to be effected. Dedicator also reserves the right:

(1) to redivide and replat any of the property shown on the Plat at any time if owned by the Dedicator, and

(2) to change the location of streets and easements prior to the time the same be actually opened for public use or availed of by the public or by public utilities. In no case, however, shall any such waiver, variance, amendment or change

a. deprive any owner of a Plot to reasonable access to such Plot;

b. reduce the frontage or depth of any numbered Plot shown on the Plat to that which is less than that such numbered lot now containing the least frontage and depth; or

c. reduce the square feet living space requirement of Section 3(d) hereof to less than 2000 square feet for dwellings constructed on any Plot shown on the Plat.

(b) No additional covenants and restrictions imposed by Dedicator in any contract or deed in respect to any Plot shall modify or vary the general development plan as herein set out.

(c) The invalidation by any court of any reservation, covenant and restriction set forth herein or in any contract or deed executed by Dedicator shall not impair the full force and effect of any other reservation, covenant or restriction.

(d) The provisions hereof are hereby made a part of each contract and deed in respect of any Plot to the same effect as if fully set forth therein, and each such contract and deed shall be conclusively held to be executed, delivered and accepted upon and subject to the provisions and conditions herein set forth.

(e) Dedicator's interpretation of the meaning and of the meaning and application of the provisions hereof shall be final and binding on all interested parties at any time in question.

(f) Dedicator may at any time appoint a committee of one or more persons to exercise any or all of the discretionary rights and powers reserved herein to Dedicator.

(g) Dedicator may assign to any person or corporation any or all rights, powers, reservations, easements and privileges herein reserved by and to Dedicator and any such assignee shall have the same right to assign.

Section 10. Annual Charge. For the purpose of providing funds for the uses hereinafter specified, each residential building lot shall be subject to an annual charge, (hereinafter referred to as the "Annual Charge"), as follows:

(a) The Annual Charge shall be Twenty Five Dollars (\$25.00) commencing on July 1, 1980, or when a lot is sold by the Dedicator, whichever is last, said amount to be paid to Bentwood Country Club, a Texas joint venture. In any year after 1980, the Dedicator may increase the amount of the Annual Charge, but the Annual Charge shall in no event be greater than Sixty Dollars (\$60.00) per year.

(b) The Annual Charge shall be billed each year on June 1 and unless the owner of any Plot shall pay the Annual Charge by July 15 of each year, the same shall be deemed delinquent and shall bear interest at the maximum legal annual rate until paid.

(c) The Annual Charge hereby imposed shall be and remain a first charge against and a continued first vendor's lien against any Plot, and shall run with, bind and burden such land. Provided, however, the lien of any mortgage, mechanic's lien, contract, deed of trust, or vendor's lien imposed as a bona fide security for purchase money, construction loan or improvement loan on the Plot in question shall not be invalidated by the foreclosure of the lien imposed by the Annual Charge.

(d) If the owner of any Plot shall fail to pay the Annual Charge, when due, the Dedicator shall have the right to enforce the Vendor's Lien which is hereby imposed, under the law of the State of Texas, including a foreclosure sale and deficiency decree, subject to the same procedures as in the case of deeds of trust.

(e) Such funds received by Bentwood Country Club, shall be used by it in the following manner:

(i) The payment of any expenses in maintaining common grounds contained in the Plat; and

(ii) The payment of any expenses in maintaining the golf course land adjacent to the Property.

EXECUTED as of this 6th day of November 1979.

Bentwood Country Club Estates

By: Holmes Land Company, Inc.,  
Managing Venturer,

By:   
Robert H. Holmes, President

APPROVED:  
Central National Bank of San Angelo

Attest:

By:   
Robert J. Palmer