

CEDAR OAKS SUBDIVISION, SECTION 1
WASHINGTON COUNTY, TEXAS

DEDICATION AND PROTECTIVE COVENANTS AND RESTRICTIONS
APPLICABLE TO CEDAR OAKS SUBDIVISION, SECTION 1

THE STATE OF TEXAS §
 §
COUNTY OF WASHINGTON §

KNOW ALL MEN BY THESE PRESENTS: That I, CHARLES W. MACHEMEHL, TRUSTEE, of Washington County, Texas, being the owner of a certain tract of land, out of the Nicholas Whitehead League, Washington County, Texas, and being a portion of the same land conveyed by DeWain Smith, et ux to Charles W. Machehl, Trustee, by deed dated July 20, 1967, recorded in Volume 272, page 331, Washington County Deed Records, do hereby adopt the attached map and plat creating a Subdivision of a portion of said tract, said plat having been prepared by D. R. Muzzy, Registered Public Surveyor, such Subdivision to be known as "CEDAR OAKS SUBDIVISION, SECTION 1", and do hereby dedicate the same as such, and do further dedicate to the use of the public the streets shown thereon.

In dedicating this subdivision to be known as "CEDAR OAKS SUBDIVISION, SECTION 1", located in Washington County, Texas, the following restrictions and protective covenants shall be applicable to all of the lots in said subdivision:

1. No building shall be placed at a less distance than 8 feet from the rear property line and 5 feet from the side property lines; provided, however, that in the event a party owns two or more adjacent lots, then this provisions with reference to no buildings being less than 5 feet of the side property lines, shall apply only to the outside property lines of the lots owned by said party.
2. Cattle, Milch cows, sheep, goats, swine or poultry shall not be kept on any of said lots in this subdivision.
3. No outdoor toilet or privy shall be erected or maintained on any lot in said Subdivision, but only approved type septic tanks shall be used in accordance with the specifications of the State Department of Health.
4. No building material of any kind or character shall be placed or stored in the streets or between the streets and the property line. All building materials to be used in the construction of buildings in this subdivision shall be placed within the property lines of the premises, upon delivery.
5. No garbage, trash, ashes or other refuse may be thrown or dumped on any vacant lot in the Subdivision, nor shall same or any container thereof be left in the street line, or public view, except as same may be maintained in a neat and a sanitary manner in the rear of the residence or outbuildings.

6. No hand-built trailers#houses to be used and placed on any of said lots in said Subdivision. Only manufactured type trailer-houses may be used.

7. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them, for a period of **TWENTY-FIVE (25) YEARS** from the date these covenants are recorded, after which time said covenants shall be of no further force and effect, but null and void.

8. Enforcement shall be by proceedings at law and equity against any person or persons violating, or attempting to violate, any of the covenants or restrictions herein, either to restrain violation, or to recover damages.

9. In validity of any one of these covenants and restrictions, by Judgment or Court Order, shall in no wise affect any of the other provisions, which shall remain in full force and effect.

10. The above covenants are made a part of the dedication of **CEDAR OAKS SUBDIVISION, SECTION 1**, upon the public records, and the deed to each lot purchaser shall convey the same to the purchaser subject to such covenants and restrictions, and his observance thereof shall constitute a part of the consideration for said premises.

IN WITNESS WHEREOF, this instrument is executed on this the 11th day of December, A.D. 1967.

Charles W. Machemehl, Trustee
Charles W. Machemehl, Trustee

THE STATE OF TEXAS
COUNTY OF WASHINGTON

Before me, the undersigned authority, on this day personally appeared Charles W. Machemehl, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein set forth.

Given under my hand and seal of office, on this the 11th day of December, A. D. 1967.

Melada Zetok
Notary Public in and for
Washington County, Texas

(Seal)

FILED FOR RECORD
AT 10 O'CLOCK 10 M.

FEB 6 - 1968
CHAS. E. WIEDE
COUNTY CLERK WASHINGTON COUNTY
BY AN Affiliated

ORDER APPROVING SUBDIVISION BY COMMISSIONERS COURT

On this the 11th day of December, A. D. 1967, came on to be considered by the Commissioners Court of Washington County, Texas, the plat and map, together with the restrictions and covenants, of CEDAR OAKS SUBDIVISION, SECTION 1, by Charles W. Machemehl, Trustee, desiring to have said plat, together with said restrictions, covenants and conditions, approved for filing with the County Clerk of Washington County, Texas, in the County Clerk's Records.

It appearing to the Court that this property has been duly subdivided and the lots marked and designated thereon, together with the streets in said Subdivision, and that said Subdivision has been dedicated by Charles W. Machemehl, Trustee, in due form, and that the streets in said subdivision have been dedicated by Charles W. Machemehl, Trustee, to the Public Use, and that the same should be approved; therefore,

It is therefore ORDERED by the Commissioners Court of Washington County, Texas, that said map and plat of said CEDAR OAKS SUBDIVISION, SECTION 1, located in Washington County, Texas, be, and the same is hereby approved as dedicated, and the filing and recordation thereof is hereby authorized as required by Article 6626, Revised Civil Statutes of the State of Texas, that such Dedication be filed in the County Clerk's Office of Washington County, Texas, and entered upon the official map records of said county; and that the property be henceforth assessed and taxed on the basis of lots, as shown in said Subdivision.

I, Chas. E. Wiede, County Clerk and Ex Officio Clerk of the Commissioners Court of Washington County, Texas, do hereby certify that the above and foregoing excerpt is a true and correct copy of a portion of the minutes of the Commissioners Court of Washington County, Texas, held at the Courthouse, on the 11th day of December, A. D. 1967, and entered in the minutes of said Court, IN Volume J. page 535.

Chas E Wiede
Chas. E. Wiede
County Clerk and Ex Officio
Clerk of the Commissioners Court
of Washington County, Texas

FILED FOR RECORD
AT 10 O'CLOCK AM

FEB 1 - 1968
CHAS. E. WIEDE

COUNTY CLERK WASHINGTON COUNTY

BY *W. H. Applegate*