

NO. 101929 -

RESTRICTIONS OF VILLAGE SHORES UNIT NO. ONE
SATTLER ESTATES, INC., TO THE PUBLIC.

THE STATE OF TEXAS I

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL I

That SATTLER ESTATES, INC., a Texas corporation, acting herein by and through its President, TOM J. SHERIDAN, owner of VILLAGE SHORES UNIT NO. ONE, a subdivision in Comal County, Texas, as shown on a plat recorded in Vol. 3, page 34, Map & Plat Records of Comal County, Texas, do hereby impress all of the property included in such subdivision with the following restrictions:

1. All lots shall be used solely for residential purposes, unless otherwise designated.
2. No building other than a single family residence containing not less than 1400 square feet, exclusive of open porches, breezeways, car ports and garages, shall be erected or constructed on any residential lot, and no garage may be erected except simultaneous with or subsequent to erection of residence. All buildings must be completed not later than six (6) months after laying foundation, and no structures or house trailers of any kind may be moved onto the property; servants quarters and guest houses may be constructed on the rear one third (1/3) of said lots after completion of permanent residence.
3. No improvements shall be erected or constructed on any lots in VILLAGE SHORES UNIT NO. ONE nearer than fifteen (15) feet to the front property line, nor nearer than five (5) feet to the side property line, except that in the case of corner lots, no improvements shall be erected or constructed within ten (10) feet of said property lines adjacent to streets. In lots 100 feet or less in depth, the setback may be ten (10) feet.
4. No building or structure shall be erected or constructed on any lot until the building plans, specifications, plot plans and external design have first been approved in writing by the corporation, or by such nominee or nominees as it may designate in writing.
5. Floor level of structures not to exceed twelve (12) inches above street level elevation on all water-front lots.
6. No building or structure shall be occupied or used until the exterior thereof is completely finished with not less than two coats of paint. No outside toilet shall be installed or maintained on any premises and all plumbing shall be connected with a sanitary sewer or septic tank approved by the State and Local Departments of Health.
7. An assessment of Three Dollars (\$3.00) per month per lot (which may be paid annually, semi-annually or monthly in advance), shall run against each lot in said subdivision. Such assessment shall be and is hereby secured by a LIEN on each lot respectively, and shall be payable to the corporation or assigns. In cases where one owner owns more than one (1) lot there will be only one (1) assessment for such owner. Provided, however, that if such an owner shall sell one or more of his lots to a party who theretofore did not own property in subdivision then said lot or lots so transferred shall thereafter be subject to the LIEN provided for herein.
8. No noxious, offensive, unlawful or immoral use shall be made of the premises.
9. All lots are subject to easements and restrictions of record and are subject to any applicable zoning rules and regulations.

10. The corporation reserves to itself, its successors and assigns an easement or right-of-way over a strip along the side front and rear boundary lines of the lot or lots for the purpose of installation or maintenance of public utilities, including but not limited to gas, water, electricity, telephone, drainage and sewerage, and any appurtenances to the supply lines therefore, including the right to remove and/or trim trees, shrubs or plants. This reservation is for the purpose of providing for the practical installation of such utilities as and when any public or private authority or utility company may desire on said lots with no obligation to corporation to supply such services.

11. No water wells will be allowed to be drilled or dug on any part of said premises without written approval of the corporation and the corporation reserves the right to reject any applications to drill or dig wells on said premises.

12. That an assessment, for the purpose of bringing water to each lot of \$350.00, shall run against each lot and part thereof in said subdivision, and an assessment on the same basis shall run against each tract of land sold in said subdivision by metes and bounds description. Such assessment shall be, and is hereby secured by a LIEN on each lot or tract respectively; and if and when corporation its successors or assigns, shall construct a water main in the street and/or easement, running by said lot or tract and water is made available to same, said assessment aforesaid shall become due and payable to corporation its successors and assigns, at the time the water supply is made available to said property. Said assessment may be arranged on a satisfactory monthly payment basis. SATTLER ESTATES, INC., does hereby TRANSFER, CONVEY and ASSIGN unto SATTLER SUPPLY, INC., a Texas corporation, all rights of SATTLER ESTATES, INC., in and to the above described water assessment, together with a lien securing same, and the above described easements and rights-of-way retained for the purpose of installation and maintenance of public utilities, in VILLAGE SHORES UNIT NO. ONE.

13. Invalidiation of any one of these covenants or restrictions by judgment of any court shall in no wise affect any of the other provisions which shall remain in full force and effect.

14. The term "corporation" in the preceeding restrictions being Sattler Estates, Inc.

15. All covenants and restrictions shall be binding upon the Purchaser, or his successors, heirs and assigns. Said covenants and restrictions are for the benefit of the entire subdivision.

16. The term "purchaser" in the preceeding restrictions meaning anyone purchasing a lot from the corporation, in this subdivision.

IN TESTIMONY WHEREOF, SATTLER ESTATES, INC., has caused this instrument to be signed by its President, attested and the corporate seal hereunto affixed this 7th day of May, A.D., 1970.

SATTLER ESTATES, INC.

By: Tom J. Sheridan
Tom J. Sheridan, President

ATTEST:
Polly Sheridan

THE STATE OF TEXAS I
COUNTY OF BEXAR I

BEFORE ME, the undersigned authority on this day personally appeared TOM J. SHERIDAN, President of SATTLER ESTATES, INC., 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, in the capacity therein stated, as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of May, 1970.

Ivan J. Peyton
Notary Public, Bexar County, Texas
IVAN J. PEYTON
Notary Public, Bexar County, Texas



Filed for Record May 11, A.D. 1970, at 9:15 o'clock A.M.,

Recorded May 11, A.D. 1970, at 2:05 o'clock P.M.,

By Willie Mae Sheichert, IRENE S. NUHN
Deputy, County Clerk, Comal County

123783

RESTRICTIONS OF VILLAGE SHORES, UNIT NO. TWO
CANYON LAKE VILLAGE, INC., to THE PUBLIC.

THE STATE OF TEXAS 0
COUNTY OF COMAL 0 KNOW ALL MEN BY THESE PRESENTS:

That, CANYON LAKE VILLAGE, INC., a corporation acting herein by and through its President, TOM J. SHERIDAN, owner of VILLAGE SHORES, UNIT NO. TWO, a subdivision in Comal County, Texas, as shown on a plat recorded in Vol. 4, page 50, Map and Plat Records of Comal County, Texas, do hereby impress all of the property included in such subdivision with the restrictions of VILLAGE SHORES, UNIT NO. ONE, SATTLER ESTATES, INC., to THE PUBLIC as recorded in Volume 177, pages 483-484, Comal County, Texas, Deed Records, except as follows:

Floor level of structures not to exceed twelve (12) inches above street level elevation on all lots.

IN TESTIMONY WHEREOF, CANYON LAKE VILLAGE, INC., has caused this instrument to be signed by its President, attested by its Secretary, and the corporate seal hereunto affixed this 1st day of May 1973.

CANYON LAKE VILLAGE, INC.

By: *Tom J. Sheridan*
Tom J. Sheridan, President



ATTEST:
Polly Sheridan
Polly Sheridan, Secretary

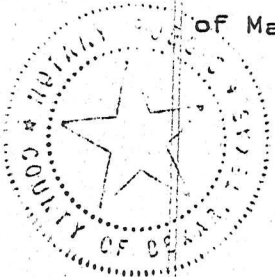
THE STATE OF TEXAS 0
COUNTY OF BEXAR 0

BEFORE ME, the undersigned authority, on this day personally appeared TOM J. SHERIDAN, President of CANYON LAKE VILLAGE, INC., 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 consideration therein expressed, in the capacity therein stated, as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of May, 1973.

Ivan J. Peyton
Notary Public, Bexar County, Texas

IVAN J. PEYTON
Notary Public, Bexar County, Texas



Filed for Record May 2, A.D. 1973, at 11:25 o'clock A.M.

By *Judy Pope*,
Deputy. IRENE S. NUHN
County Clerk, Comal County, Texas.

RESTRICTIONS OF VILLAGE SHORES UNIT NO. THREE
 TOM J. SHERIDAN PROPERTIES, INC., TO THE PUBLIC

THE STATE OF TEXAS
 COUNTY OF COMAL

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KNOW ALL MEN BY THESE PRESENTS:

That TOM J. SHERIDAN PROPERTIES, INC., a Texas corporation, acting herein by and through its President, TOM J. SHERIDAN, owner of VILLAGE SHORES UNIT NO. THREE, a subdivision in Comal County, Texas, as shown on a plat recorded in Volume 5, page 11, Map and Plat Records of Comal County, Texas, do hereby impress all of the property included in such subdivision with the following restrictions:

1. All lots shall be used solely for residential purposes, unless otherwise designated. Lot 105 may be used for park and recreational purposes and for water storage.
2. No building other than a single family residence containing not less than 1200 square feet, exclusive of open porches, breezeways, car ports and garages, shall be erected or constructed on any residential lot, and no garage may be erected except simultaneous with or subsequent to erection of residence. All buildings must be completed not later than six (6) months after laying foundation, and no structures or house trailers of any kind may be moved onto the property; servants quarters and guest houses may be constructed on the rear one third (1/3) of said lots after completion of permanent residence.
3. No improvements shall be erected or constructed on any lots in VILLAGE SHORES UNIT NO. THREE nearer than fifteen (15) feet to the front property line, nor nearer than five (5) feet to the side property line, except that in the case of corner lots, no improvements shall be erected or constructed within ten (10) feet of said property lines adjacent to streets. In lots 100 feet or less in depth, the setback may be ten (10) feet.
4. No building or structure shall be erected or constructed on any lot until the building plans, specifications, plot plans and external design have first been approved in writing by the corporation, or by such nominee or nominees as it may designate in writing.
5. No building or structure shall be occupied or used until the exterior thereof is completely finished with not less than two coats of paint. No outside toilet shall be installed or maintained on any premises and all plumbing shall be connected with a sanitary sewer or septic tank approved by the State and Local Departments of Health.
6. No noxious, offensive, unlawful or immoral use shall be made of the premises.
7. All lots are subject to easements and restrictions of record and are subject to any applicable zoning rules and regulations.
8. The corporation reserves to itself, its successors and assigns an easement or right-of-way over a strip along the side, front and rear boundary lines of the lot or lots for the purpose of installation or maintenance of public utilities, including but not limited to gas, water, electricity, telephone, drainage and sewerage, and any appurtenances to the supply lines therefore, including the right to remove and/or trim trees, shrubs or plants. This reservation is for the purpose of providing for the practical installation of such utilities as and when any public or private authority or utility company may desire on said lots with no obligation to corporation to supply such services.
9. No water wells will be allowed to be drilled or dug on any part of said premises without written approval of the corporation and the corporation reserves the right to reject any applications to drill or dig wells on said premises.
10. That an assessment, for the purpose of bringing water to each lot of \$350.00, shall run against each lot and part thereof in said subdivision, and an assessment on the same basis shall run against each tract of land sold in said subdivision by metes and bounds description. Such assessment shall be, and is hereby secured by a LIEN on each lot or tract respectively; and if and when corporation, its successors or assigns, shall construct a water main in the street and/or easement, running by said lot or tract and water is made available to

