

THE STATE OF TEXAS
COUNTY OF TRAVIS

REC-20-6687- 3036 * 2000

I
I

KNOW ALL MEN BY THESE PRESENTS:

f-100

WHEREAS, I, HARRY SIMON, being the sole owner of certain property located in the County of Travis, State of Texas, do hereby desire to impress upon my land the following restrictive covenants, which shall be binding upon my heirs and assigns in title, to the land hereinafter described and owned by me, to-wit:

All Lots, Palomino Park, Section 3, a subdivision located in Travis County, Texas, according to the map or plat thereof as recorded in Plat Book 28, Page 18, Plat Records of Travis County, Texas;

WHEREAS I do hereby desire and deem necessary that the lots in said Palomino Park, Section No. 3, shall have uniform and property restrictions of a nature to insure an orderly development of a desirable residential section;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the above described land in said subdivision is hereby made subject to and impressed with the following covenants, to-wit:

I.

No lot shall be used except for residential purposes. No buildings shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling and the outbuildings used in connection therewith. The term "outbuildings" shall include only a garage attached or detached, providing storage for not more than two cars, servants' quarters, children's playhouse, shelter house or game room of like nature used for convenience and pleasure of the occupants of the main building; such garage or servant's quarters may include a laundry room and/or storage room; it shall be permitted that not more than two (2) horses per lot may be provided pens and/or stables to be located on the rear one-half ($\frac{1}{2}$) of said lot at the furthest point from the nearest dwelling.

II.

No existing house or structure may be moved upon any portion of said subdivision as described above. This restriction shall not prevent the building of new precut or prefabricated houses.

III.

Only one residence shall be constructed on any one lot; however, this restriction shall not prohibit the construction of a residence on a portion of two or more lots as shown by map of said subdivision, provided such lot constitutes a home site not less than the minimum frontage of lots in the same block facing the same street or road.