

900

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

1-68-8836

THAT, I, O. H. Cummins, as developer of all lots in Shiloh, Phase II, Section I, a subdivision in Travis County, Texas, according to the map or plat of said subdivision of record in Book 75, Page 342, of the Travis County Plat Records, hereby imposes the following covenants, conditions, restrictions upon all of said lots in Shiloh, Phase II, Section I:

1. None of said lots shall be used except for residential purposes. Only one single family dwelling may be erected, not to exceed two (2) stories in height and an attached or detached enclosed garage may be built provided it is built of materials similar to the main residence.
2. No structure of a temporary character, house trailer, tent, shack, garage, barn or other outbuildings shall be used on any of said lots at any time as a residence or for business, either temporarily or permanently.
3. No dwelling, exclusive of open porches, garages, carports and patios, shall be permitted on any of said lots at a cost of less than \$25,000.00, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality or workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1,400 square feet for a one story dwelling. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 800 square feet for a dwelling of more than one story. Any dwelling erected on any lot shall have masonry on the front and both sides of the dwelling, with the exception of covered area and open spaces. The following lots shall be exempt from the masonry restrictions: Lots 1 through 25 and lots 47 through 56, Block E, and lots 7 through 13, Block F. (See paragraph 11).
4. No dwelling shall be located on any of said lots nearer to the front line or nearer to the side street line than the minimum building set-back lines shown on the recorded plat. In any event, no dwelling shall be located on any of said lots nearer than twenty-five (25) feet to the front lot line, or nearer than ten (10) feet to any side street line or five (5) feet from side lot lines of all inside lots. No outbuildings shall be erected where the front will extend in front of the rear of the dwelling and not less than ten (10) feet from side lines or ten (10) feet from rear lot lines. For the purposes of this covenant eaves, steps and open porches shall not be considered as part of the dwelling, provided, however, that this shall not be constructed to permit any portion of a building on a lot to encroach upon any other lot.

DEED RECORDS
Travis County, Texas

6056 2247

5. Easements for the installation and maintenance of utilities and drainage facilities are reserved as recorded in the Records of Travis County, Texas. Within these easements, with the exception of the side lot line easements, no structure, planting or other materials shall be constructed, placed, altered, or permitted to remain which damages or interferes with the installation, operation, or maintenance of such facilities or impairs the free movement of any public utility company in, on or across said easements.

1-68-8837

6. No noxious or offensive activity shall be carried on upon any of said lots, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

7. No part of any of said lots shall ever be used for a business or commercial purpose or for carrying on any trade or profession, whether temporary or permanent.

8. No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any of said lots, nor shall oil wells, tanks, tunnels, mining excavations, or shafts be permitted upon or in any of them. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any of said lots.

9. No lot may be resubdivided unless approved in writing by the architectural control committee hereinafter created. No roadway easement shall ever be granted across any lot unless approved by the architectural control committee.

10. None of said lots shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

11. No building shall be erected, placed or altered on any lot until the construction plans and specifications, and a plan showing the location of the structure on the lot, have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. Lots 1 through 25 and lots 47 through 56, Block E, and lots 7 through 13, Block F, are not subject to masonry restrictions, but must meet special architectural requirements of the architectural control committee. The architectural control committee is composed of O. H. Cummins, Joe Gilbreth, or assignee, and in the event of death or resignation of any member of the committee, the remaining member shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. At any time the then recorded owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

12. Fences may be erected to enclose the rear yards of dwellings not to exceed six (6) feet in height and not to extend farther than the front of the building and must be erected with new materials. Front yard fences may be built provided they are a chain link variety and do not exceed four (4) feet in height.

1-68-8838

13. No livestock or poultry of any kind shall be raised, bred, or kept on any tract, other than dogs, cats, or other household pets not raised, bred, or kept primarily for commercial purposes.

14. No signs of any kind shall be displayed for public view on any lot except reasonable signs advertising the property for sale or rent or advertising the building, architect or supplies during construction, without the prior written consent of the architectural control committee.

15. The committee's approval or disapproval, as required in these covenants, shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

16. It is further provided that, in order to prevent undue hardship upon any owner or owners of any of said lot or lots, variance from the restrictions above set out as to size and cost of the structure, as to the percentage of masonry construction, and as to minor changes in location of the structure upon the respective lot or lots, may be granted by a majority of the architectural control committee above designated, said approval of variances to be by instrument in writing to be duly acknowledged and to be recorded in the Deed Records of Travis County, Texas, if, and when such approval of variances shall ever be granted.

17. 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 thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots in Shiloh, Phase II, Section I, has been recorded, agreeing to change said covenants, conditions and restrictions, in whole or in part.

18. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violation or to recover damages.

1-68-8839

19. Invalidation of any one of these covenants by judgement or a court order shall in no ways affect any of the other provisions, which shall remain in full force and effect.

EXECUTED this the 25th day of January, A.D., 1978.

O. H. CUMMINS

O. H. Cummins

STATE OF TEXAS :
COUNTY OF TRAVIS:

Before me, the undersigned authority, on this day personally appeared O. H. Cummins 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.

Given under my hand and seal of office on this the 25th day of January, A.D. 1978.

NOTARY SEAL

Butter Ann Law
Notary Public, Travis County, Texas

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as Stamped hereon by me, on

JAN 25 1978



Baris Shipman
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED

JAN 25 10 55 AM 1978

Baris Shipman
COUNTY CLERK
TRAVIS COUNTY, TEXAS

Amendment To Membership, Powers, and Duties of Architectural Control Committee

3700
42.50 Indef.
79.50
Total

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

2-28-5279

That, we, the undersigned owners of record of a majority of the lots in Shiloh, Phase II, Section I, a subdivision in Travis County, Texas, according to the map or plat of said subdivision of record in Book 75, Page 342, of the Travis County Plat Records, hereby change the membership, powers, and duties of the Architectural Control Committee of Shiloh, Phase II, Section I, as constituted by O. H. Cummins by written instrument duly recorded on January 25, 1978, pursuant to paragraph 11 of that instrument, as follows:

1. The chairman of the Shiloh Development Committee, (Texe Marrs or his assignee), acting as the voting representative of the owners of the lots named in this instrument, is hereby made a member of the Architectural Control Committee.

2. The written approval of the chairman of the Shiloh Development Committee shall be required of all plans and specifications for any building, renovation, remodeling or variance from the restrictions as provided in paragraph 16 of the document recorded by O. H. Cummins on January 25, 1978, before said building, renovation, or remodeling is commenced.

3. The other members of the Architectural Control Committee may not give final approval of any plans or specifications without the concurrence of the chairman of the Shiloh Development Committee, even in the event of his or her absence or disability.

4. A copy of the record of approval of all plans and specifications, including all plans and specifications already approved prior to the date of this instrument, shall be given to and maintained by the chairman of the Shiloh Development Committee.

EXECUTED this the 5th day of May, 1980.

Texe W. Marrs
TEXE W. MARRS

MAY - 9 - 80 3745 79.50

ORIGINAL DEM

Lot No.	Address	Signature
1 Block B	8101 Appomattox Dr.	<u>Diane White</u> DIANE WHITE <u>Rick White</u> RICK WHITE
2 Block B	8103 Appomattox	<u>Abelard Garza</u> ABELARD GARZA <u>Elaine Garza</u> ELAINE GARZA
4 Block D	8106 APPOMATTOX DR	<u>Cheryl Hayden</u> CHERYL HAYDEN <u>Bill Hayden</u> BILL HAYDEN
4 Block B	8107 APPOMATTOX	<u>Bill Bashara</u> BILL BASHARA <u>W W W W</u>
5 Block B	8109 Appomattox	<u>Lydia M. Sanchez</u> LYDIA M. SANCHEZ <u>Daniel R. Sanchez</u> DANIEL R. SANCHEZ
6 Block B	8111 Appomattox	<u>Sally G. Hanna</u> SALLY G. HANNA <u>Loretta M. Hanna</u> LORETTA M. HANNA
7 Block B	8113 Appomattox Dr.	<u>Anna Maria Saldana</u> ANNA MARIA SALDANA
7 Block B	8113 Appomattox Dr.	<u>Moses P. Saldana Sr.</u> MOSES P. SALDANA, SR. <u>W W W W</u>
5 Block D	8108 Appomattox Dr.	<u>Jean Nichols</u> JEAN NICHOLS <u>Clay Nichols, M.D.</u> CLAY NICHOLS, M.D.
3 Block D	8104 APPOMATTOX DR	<u>Robert L. Mathena</u> ROBERT L. MATHENA <u>Karen L. Mathena</u> KAREN L. MATHENA
2 Block D	8102 Appomattox	<u>Kathleen S. Penn</u> KATHLEEN S. PENN <u>Don Penn</u> DON PENN

2-28-5281

ORIGINAL DM

Lot No. Address

Signature

14 Block C 8102 Caisson Circle

Norman A. Loney
NORMAN A. LONEY

Doris Ann Loney
DORIS ANN LONEY

Lot 12 Block C 8101 Caisson Circle

C.R. Van Auken
C.R. VAN AUKEN

Geri Van Auken
GERRI VAN AUKEN

Lot 11 Block C 8103 Caisson Circle

Not here

Lot 15 Block C 8104 Caisson Circle

Paul Rich
PAUL RICH

Jeanne Rich
JEANNE RICH

~~Lot 16 Block C 8105 Caisson Circle~~

Lot 10 Block C 2502 Shiloh Dr.

Joe Saldana
JOE SALDANA

Janie Saldana
JANIE SALDANA

2-28-528?

Lot No. Address
16 Block C 8103 Shiloh Ct

Signature
Texe W. Marrs
TEXE W. MARRS
Wanda J. Marrs
WANDA J. MARRS

17 Block C 8100 Shiloh Ct

William L. Fulbright
WILLIAM L. FULBRIGHT
Letha Fulbright
LETHA FULBRIGHT

19 Block C 8102 Shiloh Ct

Clyde A. Hammock
CLYDE A. HAMMOCK
Levelyn C. Hammock
LEVELYN C. HAMMOCK

20 Block C 8104 Shiloh Ct

Ernie Hinkle
ERNIE HINKLE
Dorothy Hinkle
DOROTHY HINKLE

ORIGINAL DM

6956 962

2-28-5283

Lot No. Address

1 Block D 8100 Appomattox Dr.

Signature

Scott Perry
SCOTT PERRY

Kathryn Perry
KATHRYN PERRY

ORIGINAL DUE

6956 963

2-28-5284

Lot No. Address

Signature

12 BLD 2405 Stone River

Howard R. Yetter
HOWARD R. YETTER

Linda S. Yetter
LINDA S. YETTER

15 BLD 2307 Stone River

James Dieringer
JAMES DIERINGER

Alberta Dieringer
ALBERTA DIERINGER

Lot 7 BLD 2402 Shiloh Dr.

Paul M. Schulte
PAUL M. SCHULTE

Robert W. Mischke
ROBERT W. MISCHKE

8 Pl. D 2404 Shiloh Dr.

Carol Mischke
CAROL MISCHKE

9 BLD 2406 Shiloh Dr.

Sylvia D. Martinez
SYLVIA D. MARTINEZ

Frank P. Martinez
FRANK P. MARTINEZ

9 BLD 2400 Shiloh Dr.

Lydia Alvarez
LYDIA ALVAREZ

George F. Alvarez
GEORGE F. ALVAREZ

ORIGINAL DIM

6956 964

2-28-5285

Lot No. Address

468 8216 Keatsdale

Signature David F. Reed
DAVID F. REED

Jai-ching Reed
JAI-CHING REED

Gary E. Anderson
GARY E. ANDERSON

412 8302 Keatsdale

Elaine G. Anderson
ELAINE G. ANDERSON

ORIGINAL DMV

6956

965

Lot No. Address

39E 8306 Kearsarge

Signature Barbara Morris
BARBARA MORRIS
Edlyne W. Morris
EDLYNE W. MORRIS

40E 8304 Kearsarge

Thomas L. Clark
THOMAS L. CLARK
Pamela Clark
PAMELA CLARK

42E 8300 Kearsarge

Joe Mitchell
JOE MITCHELL
Sylvia C. Mitchell
SYLVIA C. MITCHELL

43E 8222 Kearsarge

Judy Mayes
JUDY MAYES
Greg L. Mayes
GREG L. MAYES

45E 8218 Kearsarge

Patricia Cole
PATRICIA COLE
Tommy Cole
TOMMY COLE

~~46E 8216 Kearsarge~~

~~Signature~~

48E 8212 Kearsarge

Katherine L. Marion
KATHERINE L. MARION

49E 8210 Kearsarge

E. Helen Dean
E. HELEN DEAN

~~50E 8208 Kearsarge~~

Knight B. Osheroff
KNEIGHT B. OSHEROFF
Stephen D. Osheroff
STEPHEN D. OSHEROFF

50E 8208 Kearsarge

Ron Bedinghaus
RON BEDINGHAUS
Dolores Bedinghaus
DOLORES BEDINGHAUS

51E 8206 Kearsarge

Bill Simmons
BILL SIMMONS
Connie Simmons
CONNIE SIMMONS

ORIGINAL DATE

Lot No.	Address	Signature
532	8202 Keatsdale	Shelly Ashley SHELLY ASHLEY
		Jim Ashley JIM ASHLEY
		Thomas J. Larkin THOMAS J. LARRIN
542	8200 Keatsdale	John K. Larkin JOHN K. LARRIN
		Judy Gross JUDY GROSS
552	8201 Alabama	Johnny Gross JOHNNY GROSS
		Samuel N. Moya SAMUEL N. MOYA
562	8203 Alabama	Dionica Moya DIONICA MOYA
		Sharon Finlay SHARON FINLAY
572	8205 Alabama	Wm. D. Finlay WILLIAM D. FINLAY
		Maurine Tanner MAURINE TANNER
582	8207 Alabama	Philip A. Tanner PHILIP A. TANNER
592	8301 Alabama	ORIGINAL DM no one lives in it
602	8303 Alabama	James R. Harvey JAMES R. HARVEY
		Aggie Harvey AGGIE HARVEY
612	8305 Alabama	Kenneth W. Claxton KENNETH W. CLAXTON
		Janine Claxton JANINE CLAXTON
622	8401 Alabama	William G. Gross WILLIAM G. GROSS
		Martha D. Gross MARTHA D. GROSS
442	8228 Keatsdale	Robert Byram ROBERT BYRAM
		Roberta G. Byram ROBERTA G. BYRAM

Lot No. Address

Signature

21 ^{Blk. C} 8105 Seminary Ridge

[Signature]
ROBERT J. ROMINES
[Signature]
BRENDA H. ROMINES

1 ^{Blk. F} 8100 Seminary Ridge

Vacant

2 ^{Blk. F} 8102 Seminary Ridge

[Signature]
WAYNE SEALE
[Signature]
JO ANN SEALE

3 8104 Seminary Ridge

return next week

4 8106 Seminary Ridge

Vacant

ORIGINAL #11

5 8108 Seminary Ridge

under construction

6 8110 Seminary Ridge

vacant

7 8112 Seminary Ridge

vacant

8 ^{Blk. F} 8114 Seminary Ridge

[Signature]
JOE CAMPION
[Signature]
AUDREY MAE CAMPION

9 ^{Blk. F} 8200 Seminary Ridge

[Signature]
JOE CAMPION
[Signature]
AUDREY MAE CAMPION

2-28-5289

Lot No. Address

Signature

12, BUCKF 21.06 GETTYSBURG DRIVE

Tommy Chapman
TOMMY CHAPMAN

ORIGINAL DIM

6955

969

Lot No.	Address	Signature
Lot 35 Block E	2606 MONITOR	<u>Robert J. Chavez, Jr.</u> ROBERT J. CHAVEZ, JR. <u>Karyn F. Chavez</u> KARYN F. CHAVEZ
Lot 36 Block E	2604 monitor	<u>L. L. B. Hoyer, Jr.</u> L. L. B. HOYER, JR.
Lot 37 Block E	2602 monitor	<u>Andrew Marczak</u> ANDREW MARCZAK <u>Judy Marczak</u> JUDY MARCZAK
Lot 2 Block G	2506 MONITOR	<u>Tom Tabler</u> TOM TABLER <u>Janet Tabler</u> JANET TABLER
Lot 38 Block E	2600 MONITOR	<u>Don Castro</u> ORIGINAL DON CASTRO <u>Terry Castro</u> TERRY CASTRO
Lot 10 Block G	8402 Alabama Dr.	<u>Jacob Salisbury, Jr.</u> JACOB SALISBERY, JR. <u>Brenda Salisbury</u> Brenda Salisbury
Lot 1 Block H	2501 MONITOR DR.	<u>Nancy Blome</u> Nancy Blome <u>Harry F. Blome</u> Harry F. Blome
"	"	<u>Joel Blome</u> Joel Blome
Lot 3 Block J	2601 Monitor	<u>Orlinda Gamino</u> Orlinda Gamino <u>Richard Gamino</u> Richard Gamino
Lot 1 Block J	8407 SEMINARY ROAD	<u>Beverly Villarreal</u> Beverly Villarreal <u>Donnie L. Villarreal</u> Donnie L. Villarreal
Lot 1 Block I	8405 KEARSARGE	<u>Rosemary Williams</u> Rosemary WILLIAMS <u>Bobby Adcock</u> Bobby Adcock

2-28-5291

Lot No.

Address

Signature

Lot 63
Block F

2500 Monitor

Nancy Joale Mosier
Nancy Joale Mosier
Steve Mosier
Steve Mosier

Lot 2
Block J

2603 Monitor

Ronald Macha
Ronald Macha

ORIGINAL TM

2-28-5292

Lot No. Address

Signature

#25 BLK E 8113 SEMINARY RIDGE

Warren Pedersen
WARREN Pedersen
Yvonne M. Pedersen
Yvonne M. Pedersen

#26 BLK E 8115 SEMINARY RIDGE DR

Warren E. Pedersen
Warren E. Pedersen
Yvonne M. Pedersen
Yvonne M. Pedersen

#29 BLK E 8205 SEMINARY RIDGE DR

John Duff
John Duff
Connie P. Lami
Connie P. Lami

#33 BLK E 8305 SEMINARY RIDGE DR

Dennis J. Lami
Dennis J. Lami ORIGINAL DM

#34 BLK E 8401 Seminary Ridge

Janice M. Hansen
Janice M. Hansen
Barbara E. Chapman
Barbara E. Chapman

30E 8207 Seminary ridge

Ronny Chapman
Ronny Chapman
Maria Garza
Maria Garza

31 BLK E 8301 Seminary Ridge

Nelson Garza
Nelson Garza

2-28-5293

Lot No. Address

Signature Steven J. Perkins
Steven J. Perkins

136 8401 Keansange

Barbara A. Perkins
Barbara A. Perkins

Renee Averett
Renee Averett

159 8303 Keansange

Dan Averett
Dan Averett

Dolena R. East
Dolena R. East

169 8301 Keansange

David East
David East

Felia Wallace
Felina Wallace

29 8265 Keansange

Robert P. Wallace
Robert P. Wallace

James S. Cawfield
James S. Cawfield

39 8203 Keansange

Storia Cawfield
Storia Cawfield

Elizabeth Seaholm
Elizabeth Seaholm

79 8302 Alabama

Joan L. McShane
Joan L. McShane

89 8300 Alabama

Michael B. McShane
Michael B. McShane

179 8223 Keansange

Ralph T. Alaniz
Ralph T. Alaniz

Josie Alaniz
Josie Alaniz

ORIGINAL DDP

6956 973

2-28-5294

Lot No. Address

2, BLOCK K 8204 SEMINARY RIDGE

11, BLOCK F 2604 GETTYSBURG DRIVE

13, BLOCK F 2608 GETTYSBURG DRIVE

4, BLOCK K 8300 SEMINARY RIDGE

7, BLOCK K 8306 SEMINARY RIDGE

9, BLOCK K 8402 SEMINARY RIDGE

10, BLOCK K 8404 SEMINARY RIDGE

8, BLOCK K 8400 SEMINARY RIDGE

5, BLOCK K 8302 SEMINARY RIDGE

1, BLOCK K 8204 DIXON DRIVE

Signature

Mary Ann Cain
Mary Ann Cain
M. A. Honeycatt
M. A. Honeycatt

Robert D. Whitaker
Robert D. Whitaker
Cindy Whitaker
Cindy Whitaker

Richard E. Reich
Richard E. Reich
Edna A. Reich
Edna A. Reich

Catherine E. Beal
Catherine E. Beal
John M. Beal
John M. Beal

Robert S. Gundersen
Robert S. Gundersen
Robert S. Gundersen
Robert S. Gundersen

Melvin Deutsch
Melvin Deutsch
Carolyn Deutsch
Carolyn Deutsch

Brenda Reid
Brenda Reid
Rob Ray Reid
Rob Ray Reid

Carol H. Yax
Carol H. Yax

Robert W. Baker
Robert W. Baker
Catherine L. Baker
Catherine L. Baker

Gail ReVier
Gail ReVier

ORIGINAL DM

STATE OF TEXAS)
COUNTY OF TRAVIS)

2-28-5295

Before me, the undersigned authority, on this day
personally appeared Terle W Marrs 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.

Given under my hand and seal of office on this the
6th day of May, 1980.

NOTARY SEAL

Cindy A Hofmeister
Notary Public, Travis County, Texas
CINDY A. HOFMEISTER

FILED

MAY 9 2 00 PM '80

Carie K. Hospital
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me; and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as Stamped hereon by me, on

MAY 9 1980



Carie K. Hospital
COUNTY CLERK
TRAVIS COUNTY, TEXAS