

REAL PROPERTY RECORDS

VOL 2518 PAGE 626

Restrictions for

BELLA VISTA
a Development in Denton County, Texas

State of Texas
County of Denton

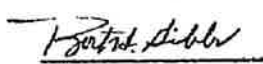
002649

At the time of conveyance of the above referred property, the following restrictions shall be placed in the Deeds and be covenants running with the land for a period of Ten (10) years;

- (1) There shall be only one single family residence on each lot or tract.
- (2) No hogs or swine shall be kept on the property.
- (3) No junk yards or unsightly junk or salvage shall be placed on the property.
- (4) All mobil homes shall be skirted within 120 days of placing on the property.
- (5) There shall be no more than three (3) dogs kept on any lot.
- (6) There shall be no livestock raising on any lot except for the personal use of the owners of the lot.
- (7) Only State and County approved septic systems will be installed on any lot and the cost of the installation will be born by the Purchaser/Owner.
- (8) That no tract or any part of a tract shall be used or maintained as a dumping ground for rubbish, trash or wastes.
- (9) No noxious or offensive activity shall be carried on or conducted upon any tract, nor shall anything be done on any tract which shall or may be or become an annoyance or nuisance to neighbors.
- (10) Either the Developer herein or any other subsequent Purchaser shall have the right to enforce these provisions of these restrictions.
- (11) The restrictions may be amended in whole or in part by a vote of two-thirds (2/3) of the owners of all of the lots.
- (12) In event any one of the provisions above are determined to be unenforceable or inoperative, then that provision or that portion of the provision shall be null and void. The remainder of the restrictions shall be valid and operative and in effect shall be given to the intent manifested by the portion held invalid or inoperative.

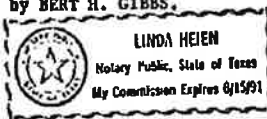
EXECUTED THIS 7th day of December, 1988.

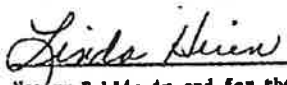
BERT H. GIBBS, TRUSTEE


Bert H. Gibbs

STATE OF TEXAS
COUNTY OF DENTON

This instrument was acknowledged before me on the 7th day of December, 1988,
by BERT H. GIBBS.




Notary Public in and for the State of Texas

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002649

FILED FOR RECORD
89 JAN 18 PM 4:21
MARILYN ROBINSON
COUNTY CLERK
DENTON COUNTY, TEXAS

R.

Retired to
Bert H. Gibbs
806 427
JUL 17, 1962

FILED FOR RECORD 18th DAY OF January A.D. 19 89 at 4:21 P.M.
DULY RECORDED 18th DAY OF January A.D. 19 89
BY: Virginia Williams DEPUTY MARILYN ROBINSON, COUNTY CLERK
DENTON COUNTY, TEXAS