

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BELL

# Restrictions Amity III

That, Salado Detailed Builders, L.L.C., being the owner of all the tracts in The Amity Estates, PHASE III, does hereby adopt the following restrictions, protective covenants, and conditions for its mutual benefit and for the benefit and interest of the neighborhood where said properties are located, do hereby mutually covenants, conclude, and agree as follows:

ALL LOTS IN ALL BLOCKS OF THE AMITY ESTATES, PHASE III, BELL COUNTY, TEXAS, AS PER PLAT OF RECORD IN YEAR 2018 PLAT 110 A & B, PLAT RECORDS BELL COUNTY, TEXAS.

The restrictions which will apply to this property are as follows:

- A. Land Use and Building Type. Lots shall only be used for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot that exceeds two stories in height. Each dwelling must have a minimum of a two-car garage.
- B. Dwelling Size. The floor area of the main structure, exclusive of open porches and garages, shall be not less than 1,800 square feet for all lots. Outside exposed walls of the residence must be 100% brick, stone, stucco, or rock. Multi-story dwellings must have a ground floor area of not less than 1,200 square feet, exclusive of open porches and garages. All roof pitches must be a minimum of 6 in 12.
- C. Building Location. No building shall be located on any lot nearer than 25 feet to the front lot line, or nearer than 15 feet to any side street line. No building shall be located nearer than 10.0 feet to an interior lot line.
- D. Relocation of Buildings. Construction of new buildings only shall be permitted, it being the intent of this covenant to prohibit the moving of any existing building onto a lot and remodeling or converting same into a dwelling unit in this subdivision.
- E. Architectural Control. No building shall be erected, place or altered on any lot until the construction plans and specifications and a plan showing the location of the structure 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.
- F. Architectural Control Committee Membership. The architectural control committee is composed of James Herring, John Rosenky, and Micki Rosenky, 415 East Avenue F, Killeen, Texas. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, not its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record 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.

G. Committee Procedure. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representatives, fails to approve or disapprove within thirty 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.

H. Tract Width. No dwelling shall be erected or placed on any tract having an area of less than 6,500 sq.ft..

I. Fences. All fences must be constructed of all new materials, unless waived by Architectural Control Committee, and must be maintained at all times.

J. Transport Vehicles. Trucks with tonnage in excess of 1 ½ ton shall not be permitted to park on the property, and no vehicle of any size which normally transports inflammatory or explosive cargo may be kept on this property at any time.

K. Nuisances. No noxious or offensive activity shall be carried on upon the property, nor shall anything be done thereon which may be or may become an annoyance or nuisance.

L. Temporary Structures. No structure of a temporary character, house trailer, basement, tent shack, garage, barn or other out-building shall be used on the property at any time as a residence either temporarily or permanently.

M. Signs. No sign of any kind shall be displayed to the public view on the property except on professional sign of not more than two square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

N. Easement. Easements for installation and maintenance of utilities and drainage facilities are reserved. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change or retard the flow of water through drainage channels in the easements. The easement area of each tract and all improvements in it shall be maintained continuously by the owner of the tract, except for those improvements for which a public authority of utility company is responsible. No dam or similar structure may be built on any creek or natural waterway which is established as a drainage easement. Dams may be build on creeks or natural waterways which are not so established as drainage easements, only if (i) written permission is obtained from owners of land adjacent to such waterway on both sides; (II) such dam will not be built so as to back water up on or inundate the land of another owner, unless a written easement is obtained from such other owner; and (III) such dam will not cause the flooding of any roadway. The owner of property on which a dam is located shall be obligated to maintain the same and keep it in a good state of repair.

O. Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in the property, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in the property. No derrick or structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon the property.

P. Livestock and Poultry. No livestock of any kind may be kept, bred, or maintained for any commercial purposes. No animals of any kind may be kept on any tract until a permanent residence is constructed and completed.



Q. Firearms. Discharge of firearms of any kind is strictly prohibited. Hunting an any kind is absolutely prohibited.

R. Garbage and Refuse Disposal. The property shall not be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

S. Subdividing. The property shall not be re-subdivided at any time, unless written permission is received from the Architectural Committee.

T. Water Supply. No individual water-supply system shall be permitted on the property.

U. Sewage Disposal. All dwelling placed on Subject Property must meet all applicable laws, rules, standards, and specifications.

V. Term. 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 25 years from the date these covenants are recorded. Notwithstanding any language or provision to the contrary, during the Development Period(as the term is defined in the Texas Property Code, Section 209.0041), Owner (sometimes referred to as Declarant), at Declarant's discretion, may alter these Restrictive Covenants, without the joinder of any other lot owner.

W. Enforcement. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

X. Severability. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Y. Variances. The Architectural Control Committee will review and consider variances, approve and/or disapprove design, materials, plans and specifications as to conform to these Restrictive Covenants, and to maintain and protect the overall integrity of the development of the Subdivision.

The Architectural Control Committee, in its sole discretion, has the authority to grant variances of any setback line; to alter any setback line; to waive any encroachment across or into any setback line or easement (to the extent that the committee has the authority to waive such encroachment into an easement); or to alter any Restrictive Covenant so long as the variance, alteration or encroachment does not, in the sole opinion of the committee, diminish the value or overall integrity of the Subdivision. Such variance, alteration or waiver will be by written instrument in recordable form.

In the event a variance is requested, a lot owner or it's contractor/builder must submit to the committee, in duplicate, (a) a complete copy of the final Plans and Specifications, together with any supporting materials and a survey showing the encroachment across or into any setback line or easement, or other Basis or grounds for the variance request; (b) a written request for the variance; and (c) contact information for the lot owner and, if applicable, its contractor/builder. The request for a variance may be by direct delivery or by certified mail to the committee.

The committee will send its written decision to the lot owner and, if applicable, its contractor/builder, within 15 days of the committee's receipt of a request for a variance.. If a request for a variance is made prior to the construction of improvements and such variance is granted, the committee's approval will be conditional and preliminary until all improvements are constructed. Upon final completion of the improvements, the lot owner or its Contractor/builder must submit to the committee, in duplicate, an "as built" survey, reflecting the location of all improvements and the encroachment or subject of the variance. Final committee approval and granting of the variance will not be given until the committee receives the final submissions. In the event the encroachment or subject of the variance differs and exceeds the original request for a variance, the lot owner may be subject to a fine. Any fine assessed by the committee must be paid in full before the committee approves the request and grants the requested variance.

Z. Restricted Covenants. The limitations of these covenants, conditions and restrictive covenants upon the Subdivision are subject to and in addition to any Conditions and Restrictions of Amity Estates Homeowners' Association, a Texas nonprofit property owners' association, and Amity Estates, Phase III, a subdivision in Bell County, Texas, recorded as Document Number 2016-00052209, of the Official Public records of Real Property of Bell County, Texas, and under that certain "First Supplemental Declarations of Covenants, Conditions and Restrictions for Amity Estates Homeowners' Association, a Texas nonprofit property owners' association, and of Amity Estates, Phase III, a subdivision in Bell County, Texas – Annexation of Amity Estates,, Phase III' duly recorded in the Official Public Records of Real Property of Bell County, Texas (collectively the "Declaration"), together with any and all other amendments and supplemental declarations thereof.

AA. Amity Estates Homeowners' Association. Every record owner of a Lot located in the Subdivision, whether one or more persons or entities, will be a member of the Amity Estates Homeowners' Association ("Association"), and will be subject to all of the terms, conditions and provisions of the Certificate of Formation, Bylaws and Declaration of the Association, including but not limited to the payment of any annual and/or special assessment assessed by the Association upon a Lot.

WITNESS the execution hereof on this the 11 day of July, 2008.


SALADO DETAILED BUILDERS, L.L.C.

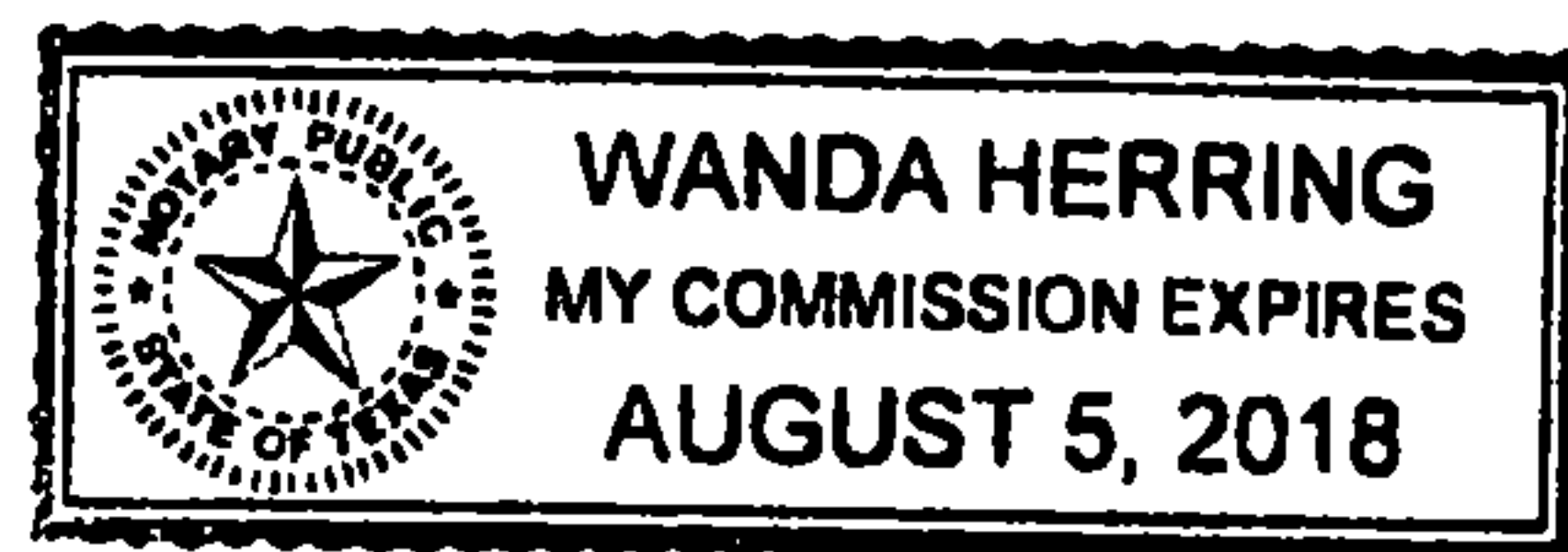
By: James Herring  
JAMES HERRING  
MEMBER

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, the undersigned, a Notary Public, on the day personally appeared JAMES HERRING of SALADO DETAILED BUILDERS, L.L.C., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that same was the act and deed of the said SALADO DETAILED BUILDERS, L.L.C., and the he executed same as the act of such partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER BY HAND AND SEAL OF OFFICE, on this 11<sup>th</sup> day of July, 2018

  
Notary Public, State of Texas  
Commission expires: 08/05/2018  
Typed or Printed Name of Notary  
Wanda Herring





Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513

Instrument Number: 2018-00028963

Recorded On: July 12, 2018 As Recordings

Parties: SALADO DETAILED BUILDERS LLC  
To AMITY ESTATES PHASE III

Billable Pages: 5  
Number of Pages: 6

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Recordings	27.00
Total Recording:	27.00

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

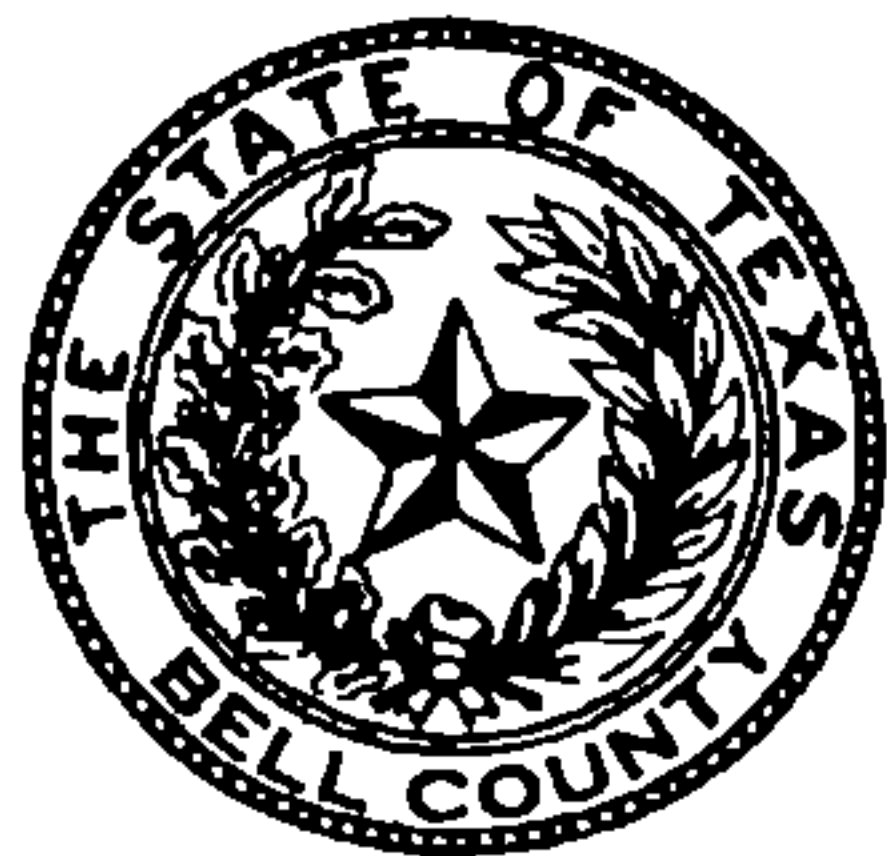
File Information:

Document Number: 2018-00028963  
Receipt Number: 341395  
Recorded Date/Time: July 12, 2018 04:00:30P

Record and Return To:

SALADO DETAILED BUILDERS  
1507 W STAN SCHLUETER LOOP  
KILLEEN TX 76549

User / Station: M Daye - Cash Station 4



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property  
Records in Bell County, Texas

Shelley Coston  
Bell County Clerk