

The Woods of Wimbledon II

SUMMARY OF RESERVATIONS, RESTRICTIONS AND COVENANTS

WOODS OF WIMBLEDON SECTION II

In the event of any conflict between this Summary and the Reservations, Restrictions and Covenants for Woods of Wimbledon Section II, as recorded in the Real Property Records of Harris County, Texas, the Reservations, Restrictions and Covenants will control.

Building Restrictions:

1. Any lot consolidations must result in a lot having at least 75 ft of street frontage, except any numbered lot shown on the subdivision plat as having less. No building improvements, color and/or material changes are allowed without the necessary Architectural Control Committee approval of their harmony with the subdivision's exterior design.
2. No multi family dwellings are allowed.
3. No building may exceed two stories.
4. No garage may exceed four automobiles.
5. Additional structures may not exceed the main dwellings area, height or number of stories.
6. No garage or car parking facility may be enclosed for a living area.
7. The living area of a dwelling must be at least 3,000 sq. ft., excluding porches, garage.
8. The exterior (siding) materials of the main building must be 51% masonry.
9. No building may be built outside of the platted building setback.
10. No building (excluding eaves) shall be located nearer than five feet to an interior side lot line except for those lots noted in the amended deed restrictions.
11. Garages closer than 35 ft. from the front property line must not face and open at less than a 90 degree angle to the front property line, except certain lots as specified in Article III, Item 3. (Only Lot 1, Blk. 2 & Lot 87, Blk. 1)
12. No temporary structures, tents, shacks, barns or portable buildings may be placed upon any lot unless they are totally hidden from view by the garage or a fence. All buildings must be approved by the Committee.
13. No wall, fence, planter or hedge in excess of two feet high can be erected nearer to the front lot line than the building setback; nor on corner lots nearer to the side lot line than the building set back line parallel to the side street.

14. No chain link fences are allowed.
15. No fence, wall or hedge may be taller than eight feet.
16. Any lot consolidations must result in a lot size of at least of 9,600 sq. ft and must be approved by the Committee.

Non- Building Restrictions:

1. No lot in the subdivision may be used for any commercial business or professional nor church purposes.
2. No Noxious, offensive, annoying or nuisance activity is allowed.
3. No animals, livestock or poultry of any kind shall be raised, bred or kept on the lot except that dogs, cats or other common household pets may be kept as household pets provided they are not kept, bred or maintained for commercial purposes and provided they do not constitute a nuisance.
4. No more than 2 of each species of household pets are permitted.
5. The drying of clothes in public view is prohibited. All clothes lines, yard equipment or storage piles shall be concealed from view.
6. All lots must be kept sanitary, healthful and attractive. Weeds and grass must remain cut. Trash is not permitted to be accumulated. Trash may not be burned.
7. Boats, trailers, motor homes, trucks, recreational and business vehicles must be stored not nearer the front property line than the building set back and must be hidden from view by the garage or fence.
8. Trucks or commercial vehicles may not be parked in driveways or on the street except temporarily while deliveries are being made or work is being performed.
9. The digging of dirt or removal of any dirt from any lot except for landscaping purposes, is prohibited.
10. Trees may only be cut or removed to provide room for construction or to remove dead or unsightly trees.
11. No satellite, transmission receiving dishes, devices, equipment or related accessories may be located in front of the front building line, no higher than the highest point of the maximum side or rear fencing, and may not be visible to the public.
12. No septic tanks or private wells are permitted.