

700
WD

IRISH MEADOWS ADDITION
SECTION III
RESTRICTION AGREEMENT

CITY OF NORTH RICHLAND HILLS

1000

03887

7.00 W/D
1 03/18/83

TO

THE PUBLIC

The City of North Richland Hills which has platted and subdivided certain property into an addition known as Irish Meadows, Section III to the City of North Richland Hills, Tarrant County, Texas, by plat recorded in Book ¹¹¹⁻¹¹⁷ ~~111-117~~ Page ²⁷ ~~30~~ of the plat records of Tarrant County, Texas, does hereby impress all of the property included in such First Filing of such Subdivision with the following Restrictions, conditions and restrictive covenants, which shall run with the land and be binding upon the purchasers of the lots in said subdivision, their heirs, executors, administrators and assigns.

1. All of the lots in said First Filing of said Addition shall be single family residential lots and shall be used for residential purposes only. No building shall be erected, altered, placed or permitted to remain on any such lot other than a single family dwelling, with at least a two car garage. All residences shall contain not less than 1200 square feet for a one story dwelling with a minimum exterior wall area of 75% brick or stone. The minimum areas requested are exclusive of porches and garages.

2. Building lines as shown on the recorded plat shall be observed. No structure of a temporary character, trailer, basement, tent, shade, garage, barn or other outbuildings shall be used on any lot at any time as a residence, either temporarily or permanently, nor shall any structure as such of a temporary character be permitted thereon. No fence or wall shall be erected, placed or altered on any lot nearer to the street than the main building set-back line, and set-back lines shall be observed on sides as well as the front of the lot in connection with temporary structures and any and all other provisions of this dedication, field offices of a temporary nature are expressly permitted, subject to the approval of the Dedicator, for use in furtherance of and during development and sale of the land covered by this Dedication.

3. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood, no spurious, vinous or malt liquors, beers, or other intoxicants shall be sold or permitted to be sold upon any such lots, and no portion of any building shall be used as a night club or for gambling purposes.

4. No purchaser shall resubdivide any such residential lot. However, in event more than one lot is needed for a building site, the purchaser may with written approval of the Dedicator, re-subdivide.

(1)

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5. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes.

6. Dedicator reserves perpetual easement in, on and under the lots of the width and extent as shown on the recorded plat for the purposes of laying, placing and maintaining utilities, and such other purposes as are shown on the plat, and Dedicator reserves a perpetual easement in, on and under the streets as shown on the recorded plat, for the purpose of laying, placing and maintaining utilities with the right to go upon such lots and streets and to place, erect, repair, maintain and remove utility installations without interference. No building shall be erected over the part of the lot where such easement is shown to be reserved.

7. No television, radio or other similar antennas, masts, or receiving or sending apparatus shall be erected on any lot exceeding a height of 30 feet from the roof on any structure on any lot whether or not said antenna, mast or other sending or receiving apparatus has its base on the ground or on the structure itself. No use shall be made of any lot or structure thereon for any type of radio or television or similar broadcasting system, and all television and similar antennas, masts and similar apparatus shall not exceed a two television set capacity.

8. VEHICLES: Trucks with tonnage in excess of 3/4 ton shall not be permitted to park on the streets, driveways, or lots overnight, and no vehicle of any size which normally transports inflammatory or explosive cargo may be kept in the subdivision at any time.

9. No building, fence, wall or other structure shall be commenced, erected or maintained until plans and specifications, plot plan and grading plan thereof shall have been submitted to and approved by the Dedicator. In passing upon such plans Dedicator shall take into consideration suitability of the proposed building or other structures to the site upon which it is proposed to erect same, the harmony thereof with the surroundings and the effect of the building or the other structure as planned on the outlook for adjacent or neighboring property.

10. Enforcement shall be by proceeding 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. Any further property owner in this said platting as well as the Dedicator does not assume responsibility for taking enforcement action except at Dedicator's option.

11. Invalidity 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.

12. 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 years from this date these covenants are recorded, after which time said covenants shall be

automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

13. These restrictions shall cover the following lots and blocks of said subdivision only:

Lot 1A and 1B, Block 9, IRISH MEADOWS, SECTION III, according to plat recorded in Vol. 388-127, page 27; and Lots 1, 2, 3, 4, 5 and 6, Block 11 and Lots 1, 2, 3, 4 and 5, Block 10, IRISH MEADOWS, SECTION III, according to the Plat recorded in Volume 388-117, page 30, Plat Records, Tarrant County, Texas.

EXECUTED this 1st day of February, 1983.

THE CITY OF NORTH RICHLAND HILLS

BY Gene Riddle

Gene Riddle

THE STATE OF TEXAS X

COUNTY OF TARRANT I

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared Gene Riddle 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, this 8th day of February, 1983

Thomas C. Jurn
Notary Public, Tarrant County, Texas

COUNTY OF TARRANT
STATE OF TEXAS

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 Tarrant County, Texas, as stamped hereon by me.

MAR 28 1983



Madrin Huffman
COUNTY CLERK
TARRANT COUNTY, TEXAS

Steve Simpson
6500 Presicet Line X1
Hurst Texas
76057

Unofficial

[Signature]
MADRIN HUFFMAN
COUNTY CLERK

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FILED
TARRANT COUNTY, TEXAS