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THE STATE OF TEXAS
COUNTY OF HARRIS

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KNOW ALL MEN BY THESE PRESENTS:

D.
That we, Dr. Russell F. Bonham and wife, Dora Bonham, the owners of the tract of land hereinafter described, do hereby establish the following minimum restrictions and covenants upon the use of said property and hereby declare that all conveyances of said property shall be subject to the following minimum restrictions, covenants, easements and conditions, which shall be, continue and remain in effect until Jan. 1, 1952, at which time said covenants and restrictions shall be automatically extended for successive periods of ten years unless, by a vote of a majority of the then owners of lots in BONHAM ACRES, a subdivision in Harris County, Texas, according to plat thereof recorded in the records of Harris County, Texas, it is agreed to change the said covenants or restrictions in whole or in part; and such vote shall be evidenced by written declaration, signed and acknowledged by such owners and recorded in the Deed Records of Harris County, Texas, the property to be covered by the following restrictions and covenants being described as follows, to-wit:

A certain tract of land out of the J.R. Black Survey in Harris County, Texas, described as follows:

BEGINNING at the point where the West line of the Bonham 37-acre tract intersects the center line of Brays Bayou;
THENCE North with the West line of said 37-acre tract 643 feet to a point for corner, said point being 317 feet South of the point where Wanda Lane intersects the West line of said 37-acre tract;
THENCE East 248 feet to a point; for corner;
THENCE South parallel to the West line of said 37-acre tract 511 feet, more or less, to a point for corner in the center line of Brays Bayou;
THENCE in a Southwesterly direction, with the center line of said Bayou, to the place of beginning, and containing 3.25 acres, more or less.

(a) No part of said property shall be sold, conveyed, lease or demised to any person or persons other than of the Caucasian Race. No business or professional house, sanitarium, hospital, saloon, place of public amusement or entertainment, livery stable, factory, warehouse, duplex, apartment house, rooming house, boarding house, or place of business of any kind, shall be constructed, built, kept or maintained on the premises located on said property, nor shall any house on said premises be used for any such purpose or purposes, but said premises shall be used for one family residence purposes only. No trailer, tent or other outbuilding placed or erected on said above tract shall at any time be used as a residence, either temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(b) No building shall be erected, placed or altered on any portion of said above described tract until the building plans, specifications and plot plan showing the location of such building have been submitted to and approved in writing by a majority of a committee composed of Dr. Russell F. Bonham and wife, Dora Bonham, or their authorized representatives, for conformity and harmony of external design with existing structures in said Bonham Acres; and as to location of the building with respect to property and building set back lines. In the case of the absence, incapacity or death of any member or members of said committee, the remaining members or member shall have authority to approve or disapprove such design or location. If the aforesaid committee or their authorized representative fail to approve or disapprove such design or location within fifteen days after plans have been submitted to it, or if no suit to enjoin the erection of such building, or the making of such alterations has been commenced prior to the completion of same, such approval will not be required.

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Said Committee or their authorized representative shall act without compensation, Said Committee shall act and serve until all tracts in said Bonham Acres are sold, and until the above described tract has been sold, and until their successors have been chosen thereafter by the then record owners of a majority of the lots in said Bonham Acres and the owners of the above described tract who may designate in writing, duly recorded in the Deed Records of Harris County, Texas, their authorized representative who thereafter shall have all of the powers, subject to the same limitations as were previously delegated herein to the aforesaid Committee. None of the following restrictions shall be modified without the unanimous, written approval of said Committee.

(c) Only two residences may be constructed on the above described tract on land.

(d) No servant's quarters shall be occupied as a residence either before or during the erection of the main residence building and after the erection of such main residence building, such servant's quarters shall be occupied only by domestic servants.

(e) No spirituous, vinous or malt liquors, or medicated bitters capable of producing intoxication shall ever be sold or offered for sale on any part of the above described tract.

(f) No trash, ashes or other refuse may be thrown on any part of the above described tract.

(g) No nuisance or advertising sign, billboard, or other advertising device shall be placed on or suffered to remain upon any part of said tract, except that the developers of Bonham Acres may place on any lot in said addition such advertising signs or devices as they may deem appropriate, having to do with the sale of the property, and except that any lot owner in Bonham Acres may place on a lot owned by him, for re-sale, a sign so indicating, having an area of not more than five square feet and a height of not more than four feet from the surface of the ground.

(h) No livestock of any kind or poultry shall be kept or harbored on the said tract above described.

(i) No building material of any kind or character shall be placed in the streets, boulevards, drives, avenues or between the curb and property line on any of the property in said Bonham Acres or on the tract hereinabove described, it being required that all building material to be used in the construction of buildings on any premises thereon shall be placed within the property line of said premises upon delivery. Furthermore, no building material of any kind shall be placed or stored upon any such premises until the owner is ready to commence construction of such improvements and it is required that upon completion of said improvements, all surplus materials shall be promptly removed from said premises.

(j) No drilling, developing, or exploring for oil, gas, sulphur or other minerals shall ever be permitted on said tract above described.

(k) The type and minimum cost of any residence which may be erected or constructed on said tract shall be as follows:

No residence shall be erected on said tract above described that contains less than 1500 square feet of floor space, exclusive of the garage and servant's quarters, porches or breezeways.

(l) Any residences on said tract shall be constructed of brick, brick veneer, concrete and stucco, hollow tile, rock, rock veneer, frame, or some other form of building material, but no residence shall be constructed of materials unacceptable to the Committee for approval of design.

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The restrictions herein and hereby imposed are, and are intended to be identical with the restrictions heretofore imposed by the undersigned upon Bonham Acres, a subdivision in Harris County, Texas, according to plat thereof recorded in the Office of the County Clerk of Harris County, Texas, with the exception of paragraphs (c) and (1) which are not made applicable to hereinabove described tract of land.

It is understood and agreed that the foregoing restrictions, easements, covenants and conditions shall be deemed to be covenants running with the land and shall be binding upon all grantees who may purchase any part of the above described tract, their heirs or assigns, or any other person claiming under them; and should they, or any of them, at any time violate, or attempt to violate, or shall omit to perform or observe any of the foregoing restrictions or conditions, it shall be lawful for any person owning land which is subject to the same restrictions or conditions in respect to which default is made, or for the said owners, their heirs, representatives, successors and assigns, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted.

EXECUTED this, the 13th day of December, A.D. 1950.

Dr. R. F. Bonham
Dr. R. F. Bonham

Dora B. Bonham
Dora Bonham
D.

THE STATE OF TEXAS |
COUNTY OF HARRIS |

BEFORE ME, the undersigned authority, on this day personally appeared DR. R. F. BONHAM and wife, DORA BONHAM, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said DORA BONHAM having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said DORA BONHAM, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office this 13 day of December, A.D. 1950.

Paul B. Smith
Notary Public in and for Harris
County, Texas.

Filed for Record Jan 3, 1951, at 3:50 o'clock P.M.

Recorded Jan 15, 1951, at 11:06 o'clock A.M.

W. D. MILLER, Clerk County Court, Harris County, Texas.

BY W. D. Miller Deput.