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DEED RESTRICTIONS

SUGAR CREEK, SECTION TWENTY EIGHT

THE STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF FORT BEND §

THAT SUGAR CREEK CORPORATION, a Texas corporation acting herein by and through its duly authorized officers, hereinafter called "Grantor" being the owner of 56.0451 acres of land out of the William Stafford 1-1/2 League, Abstract 89, which has heretofore been platted into that certain subdivision known as SUGAR CREEK, SECTION TWENTY EIGHT, hereinafter called "the Subdivision", according to plat thereof recorded in Volume 22, Page 2, of the Plat Records of Fort Bend County, Texas reference to said plat and the record thereof here made for all purposes, desiring to create and carry out a uniform plan for the improvement, development, sales and use of all of the lots in SUGAR CREEK, SECTION TWENTY EIGHT, for the benefit of the present and future owners of the lots, DOES HEREBY ADOPT AND ESTABLISH THE FOLLOWING RESERVATIONS, RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS, STIPULATIONS AND RESERVATIONS, APPLICABLE TO AND GOVERNING THE USE, OCCUPANCY AND CONVEYANCE OF THE SUBDIVISION AND LOTS THEREIN.

I. RESERVATIONS

A. Title to all streets, drives, boulevards and other roadways, and to all easements, is hereby expressly reserved and retained by Grantor subject only to the grants and dedications hereinafter expressly made.

B. Grantor reserves the utility easements and rights-of-way shown on the recorded plat of the subdivision for the construction, addition, maintenance and operation of all utility systems now or hereafter deemed necessary by Grantor for all public utility purposes, including systems of electric light and power supply, telephone service, gas supply, water supply and sewer services. Such systems shall also include systems for utilization of services resulting from advance in science and technology.

C. Grantor reserves the right to impose further restrictions and dedicate additional easements and roadway rights-of-way with respect to such lots which have not been sold by Grantor, by instrument recorded in the office of the County Clerk of Fort Bend County or by express provisions in conveyances.

D. Subject to the foregoing, Grantor hereby grants to the owners from time to time of Lots within the subdivision a nonexclusive easement to use all private streets shown on the recorded plat of the subdivision for pedestrian and vehicular ingress and egress, such easement to be shared with police, fire, ambulances, postal, trash and other such vehicles as well as others to whom Grantor may hereafter grant such nonexclusive rights, however, the use thereof of any utilities shown on the recorded plat by any utility company is limited to public utility companies having the right of eminent domain and having agreements in writing with Grantor for the proper provision of utility services.

E. Grantor reserves the right to make minor changes in and additions to all easements for the purpose of most efficiently and economically installing utility systems.

F. Neither Grantor nor any utility company using the utility easements shall be liable for any damages done by them or their assigns, their agents, employees or servants, to shrubbery, trees, flowers or other property of the owner situated on the land covered by said easements.

G. It is expressly agreed and understood that the title conveyed by Grantor to any lot or parcel of land in the subdivision by contract, deed or other conveyance shall not in any event be held or construed to include the title to the water, gas, sewer, storm sewer, electric light, electric power, telegraph or telephone lines, poles or conduits or any utility or appurtenances thereto constructed by or under Grantor or its agents or public utility companies through, along or upon said easements or any part thereof to serve said property or any other portions of the subdivision and the right to maintain, repair, sell or lease such lines, utilities and appurtenances to any municipality, or other governmental agency or to any public service corporation or to any other party is hereby expressly reserved by Grantor.

It is further expressly agreed and understood that an underground telephone cable system will be installed in the subdivision. Each resident shall also be provided with conduit, pull wire and a minimum of three outlet boxes, at the owner's or builder's expense, for the installation of telephone wiring and equipment. Trenching, filling, conduit and other items to be performed or provided by the owner or builder, shall comply with specifications provided by the telephone company.

I. An underground electric distribution system will be installed in that part of Sugar Creek Subdivision, Section Twenty Eight, designated as Underground Residential Subdivision, which underground service area shall embrace all lots in Sugar Creek Subdivision, Section Twenty Eight. The owner of each lot in the Underground Residential Subdivision shall, at his own cost, furnish, install, own and maintain (all in accordance with the requirements of local governing authorities and the National Electrical Code) the underground service cable and appurtenances from the point of the electric company's metering or customer's structure to the point of attachment at such company's installed transformers or energized secondary junction boxes, such point of attachment to be made available by the electric company at a point, designated by such company at the property line of each lot. The electric company furnishing service shall make the necessary connections at said point of attachment and at the meter. Developer has either by designation on the plat of the Subdivision or by separate instrument granted necessary easements to the electric company providing for the installation, maintenance and operation of its electric distribution system and has also granted to the various homeowners reciprocal easements providing for access to the area occupied by and centered on the service wires of the various homeowners to permit installation, repair and maintenance of each homeowner's owned and installed service wires. In addition, the owner of each lot shall at his own cost, furnish, install, own and maintain a meter loop (in accordance with the then current Standards and Specifications of the electric company furnishing



service) for the location and installation of the meter of such electric company for the residence constructed on such owner's lot. For so long as underground service is maintained in the Underground Residential Subdivision, the electric service to each lot therein shall be uniform in character and exclusively of the type known as single phase, 240/120 volt, three wire, 60 cycle, alternating current.

The electric company has installed the underground electric distribution system in the Underground Residential Subdivision at no cost to Developer (except for certain conduits, where applicable, and except as hereinafter provided) upon Developer's representation that the Underground Residential Subdivision is being developed for single family dwellings and/or townhouses of the usual and customary type, constructed upon the premises and designated to be permanently located upon the lot where originally constructed, which dwellings and/or townhouses will be occupied by the owners thereof and not rented (such category of dwellings and townhouses expressly excludes without limitation mobile homes and duplexes). Should the plans of the lot owners in the Underground Residential Subdivision be changed so that dwellings of different type will be permitted in such Subdivision, the Company shall not be obligated to provide electric service to a lot where different type of dwelling is located unless (a) Developer has paid to the Company an amount representing the excess in cost, for the entire Underground Residential Subdivision, of the underground distribution system over the cost of equivalent overhead facilities to serve such Subdivision, or (b) the Owner of such lot, or the applicant for service shall pay to the Company the sum of (1) \$1.75 per front lot foot, it having been agreed that such amount reasonably represents the excess in cost of the underground distribution system to serve such lot over the cost of equivalent overhead facilities to serve such lot plus (2) the cost of rearranging, and adding any electric facilities serving such lot, which rearrangements and/or additions are determined by Company to be necessary.

The provisions of the two preceding paragraphs also apply to any future residential development in Reserve(s), if any, shown on the plat of Sugar Creek Subdivision, Section Twenty Eight, as such plat exists at the execution of the agreement for underground electric service between the electric company and Developer or thereafter. Specifically, but not by way of limitation, if a lot owner in a former Reserve undertakes some action which would have invoked the above per front lot foot payment if such action had been undertaken in the Underground Residential Subdivision, such owner or applicant for service shall pay the electric company \$1.75 per front lot foot, unless Developer has paid the electric company as above described. The provisions of the two preceding paragraphs do not apply to any future non-residential development in such Reserve(s).

J. The owner of each residence shall install, or pay for the installation, of a fire and buglar alarm system in his residence and all sensors, apparatus and connections to such system so that it may operate on a local alarm basis and may with adaption be monitored by a firm engaged in the business of central station home monitoring.

K. It is further expressly agreed and understood that Grantor, its successors and assigns may use any of the lots in the Subdivision, for a sales office, a model home or

model homes, and parking related to such sales office and model homes. Any portion of the subdivision, including streets, drives, boulevards and other roadways, as well as esplanades, may be used for sales offices, sales purposes, guardhouses, and for other purposes deemed proper by the Sugar Creek Homes Association and/or the Architectural Standards Committee.

## II. ADMINISTRATION

A. Grantor has caused to be formed "SUGAR CREEK HOMES ASSOCIATION", a Texas non-profit corporation, hereinafter called "the Association". Grantor has also caused to be formed an ARCHITECTURAL STANDARDS COMMITTEE, hereinafter called "the Committee". The Association and the Committee shall have the rights, powers and duties provided for herein. The Association shall be governed by its Articles of Incorporation and by-laws and the Committee shall be governed by its by-laws. Until such time as Grantor has sold all of the residential lots in all Sections of SUGAR CREEK within the boundaries shown on the preliminary plat of SUGAR CREEK prepared by Bennett Coulson, dated September, 1969, Grantor shall name the Directors of the Association. Grantor shall name the members of the Committee. From and after the earlier to occur of either (i) completion of the approval for construction of homes on all residential lots shown on the plat of the subdivision, or (ii) the expiration of five (5) years from the date hereof, the Association shall have all of the rights, powers and duties of the Committee provided for herein, and the Committee shall thereafter have no rights, powers or duties hereunder.

B. Grantor shall, upon the sale of all the residential lots of SUGAR CREEK, but not later than January 1, 1990, issue memberships in the Association to the owners of such lots as such owners are shown on its records. Grantor may, at its option, issue memberships in the Association to the owners of such lots as such owners are shown on its records prior to the sale of all of the residential lots and prior to January 1, 1990. The members of the Association shall thereupon and thereafter elect the Directors of the Association in accordance with its Articles and by-laws.

C. Each residential lot in the subdivision shall be subject to an annual maintenance charge, hereinafter called "maintenance charge" of three hundred dollars (\$300.00) per year. The amount of the maintenance charge for each lot may be increased or decreased from time to time, but not more often than once per year by the Association; provided, however, that if any such charge increased the maintenance charge by more than 20% of the amount of the maintenance charge in the preceding calendar year, the charge must be approved by a majority vote of the resident owners of the dwelling units in the subdivision by written vote taken not less than ten (10) days prior to the first day of January of the year in which such increase shall become effective, and the resident owners of each dwelling unit shall have one vote. It is expressly agreed and understood that the maintenance charge per lot in the subdivision may be more or less than the annual maintenance charge per lot in other Sections of Sugar Creek. The maintenance charge shall be secured, collected, managed and expended as follows:



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1. The maintenance charge for each lot shall be due and payable annually, in advance, on the first day of January following the sale of such lot by Grantor, and on the first day of each January thereafter. The maintenance charge for the year of the sale by Grantor shall be pro-rated and the purchaser's pro-rata share shall be paid to the Association upon the closing of the sale. Maintenance charges not paid when due shall bear interest at the rate of 10% per annum or such greater rate as may be provided by the laws of the State of Texas. No maintenance charge shall begin to accrue on any lot until the sale thereof by Grantor.

2. The maintenance charges shall, when paid, be deposited in a separate maintenance fund bank account. The maintenance fund shall be held, managed, invested and expended by the Association, at its discretion, for the benefit of the subdivision and other Sections of Sugar Creek and the owners of residential lots therein. The Association shall, by way of illustration and not by way of limitation, expend the maintenance fund for improving and maintenance of streets, roads, esplanades, parks, patrol and security services; fogging and spraying for insect control; bus service (or the subsidization of such service); street lighting; recreation areas and facilities, including lakes and the maintenance thereof; enforcement of these Restrictions by action at law or in equity, or otherwise, paying court costs as well as reasonable and necessary legal fees out of the maintenance fund; and for all other purposes which are, in the discretion of the Association, desirable in maintaining the character and value of SUGAR CREEK and the residential lots therein. The Association shall not be required to have a separate maintenance fund for the various Sections of SUGAR CREEK nor shall it be required to expend portions of the fund in any particular section or sections. The Association shall not be liable to any person with respect to the maintenance fund except for its willful misdeeds. It shall not be required to expend funds at any time but shall have the right to advance money to the fund, or borrow on behalf of the fund, paying then current interest rates. An amount of at least Thirty-six Dollars (\$36.00) per lot, per year, of the annual maintenance charge shall be held as a restricted reserve for street paving, maintenance and repair including curbs, but not to include esplanades, lighting, signs, or any other purposes, within Sugar Creek Section 12 and Sugar Creek Section 28 only. No portion of this restricted reserve may be used in any Section of Sugar Creek except Sugar Creek Section 12 and Sugar Creek Section 28.

3. To secure the payment of the maintenance charge a vendor's lien is hereby retained on each lot in favor of the Association and it shall be the same as if a vendor's lien was retained in favor of Sugar Creek Corporation and assigned to the Association without recourse in any manner on Sugar Creek Corporation for payment of such indebtedness. Said lien shall be enforceable through appropriate

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proceedings at law; provided, however, that such lien may, at the option of the Association, be made junior, subordinate and inferior to any lien (and renewals and extensions thereof) granted by the owner of any lot to secure the repayment of sums advanced to cover the purchase price for the lot or the cost of any permanent improvement to be placed thereon, all by appropriate subordination instrument to be executed by the Association. All maintenance charge liens as provided for herein may be enforceable through any appropriate proceeding at law or in equity; provided, however, that such lien be enforceable only by the Association, its successors or assigns; provided further, however, that under no circumstances shall the Association ever be liable to any owner of any lot or any other person or entity for failure or inability to enforce or attempt to enforce any such maintenance charge lien.

The Association shall, as a condition precedent to the foreclosure of any liens securing the payment of the maintenance charge, first notify the record owner of notes secured by liens covering residential lots in the subdivision (excluding "second lien notes" and other indebtedness secondary and inferior to the "first mortgage"), by registered or certified mail, return receipt requested, sent to such record owner at the last address, if any, of such record owner given to the Association, of default in the payment of maintenance charges. No action shall be taken by way of filing suit or foreclosure of the maintenance charge lien by sale with respect to any residential lot until sixty (60) days have expired after the mailing of such notice.

4. The provisions of this Section C shall remain in effect so long as these Restrictions, and any extensions and/or amendments hereof, are in force.

5. If any home site consists of more or less than one entire lot shown on the recorded plat of the subdivision, then the word "lot" as used in this section C and in Article III hereof shall mean such home site, not the lot shown on the recorded plat of the subdivision.

D. The Association shall function as the representative of the owners of the lots in the subdivision for the purposes herein set out as well as for all other purposes consistent with the creation and preservation of a first-class residential subdivision including, by way of illustration, collecting and managing the maintenance fund and enforcing these Restrictions. The Committee is to approve or disapprove plans, publish architectural standards bulletins, and perform such functions as herein provided. The Committee may employ a consulting architect or architects to assist in the architectural aspects of subdivision control and may delegate to such architect or architects such portion of the architectural aspects of subdivision control as they may deem appropriate, compensating such architect or architects out of the maintenance fund.

E. Grantor, the Association and the Committee, as well as their agents, employees and architects, shall not be liable to any owner or any other party for any loss, claim



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or demand asserted on account of their administration of these Restrictions and the performance of their duties hereunder, or any failure or defect in such administration and performance. These Restrictions can be altered or amended only as provided herein and no person is authorized to grant exceptions or make representations contrary to these Restrictions except as expressly set forth herein. No approval of plans and specifications and no publication or architectural standards bulletins shall ever be construed as representing or implying that such plans, specifications or standards will, if followed, result in a properly designed residence or residence foundation. Such approvals and standards shall in no event be construed as representing or guaranteeing that any residence or residence foundation will be built in a good workmanlike manner. The acceptance of a deed to a residential lot in the subdivision shall be deemed a covenant and agreement on the part of the grantee, and the grantee's heirs, successors and assigns, that Grantor, the Association and the Committee, as well as their agents, employees and architects, shall have no liability under these Restrictions except for willful misdeeds.

F. No improvement of any kind or character whatsoever shall be erected, or the erection thereof begun, or change made in the exterior design thereof after original construction, on any residential lot in the subdivision until the complete plans and specifications and a plot plan showing the location of the structure have been approved by the Committee or its designated coordinating architect in accordance with the following procedure:

1. Three (3) complete sets of plans and specifications shall be delivered to the Committee. Such plans and specifications shall be reviewed by the coordinating architect, consulting foundation engineer and the Committee as to design and materials, harmony of exterior design with existing or approved structures, location with respect to building lines, set backs and easements, adequacy of foundation as related to topography, finish grade elevations, and the compacted and filled soil of the subdivision. Such approval is to be based on the applicable requirements and restrictions set out herein.

2. If found to be in compliance with these restrictions, a letter of approval with any qualifications or modifications will be prepared for the counter-signature by the builder and/or owner. Such approval shall be dated and shall not be effective for construction commenced more than six (6) months after such approval.

3. If found not to be in compliance with these restrictions, one set of such plans and specifications shall be returned marked "Disapproved". Disapproved plans and specifications shall be accompanied by a reasonable statement of items found not to comply with these restrictions.

4. If no action is taken on plans and specifications within forty-five (45) days after their delivery to the Committee, they shall be approved on the 45th day after such delivery.

5. The Committee may require payment of a cash fee, in an amount to be determined by the Committee to partially compensate for the expense of reviewing plans and specifications, at the time they are submitted for review.

6. The Committee shall from time to time promulgate and publish Architectural Standards Bulletins. A copy of the Bulletins in effect at the time will be furnished to owners and builders on request. Such Bulletins supplement these Restrictions and are hereby incorporated herein by reference. They may make other and further provisions as to the approval and disapproval of plans and specifications, prohibited materials and other matters relating to the appearance, design and quality of improvements.

### III. RESTRICTIONS

#### A. Residential Purpose

1. This subdivision shall be used for private single family residences only except for sales offices permitted pursuant to Article I, Section K hereof.

2. Only one residence shall be constructed on each lot. This provision shall not, however, prohibit the construction of a residence on a portion of two or more lots shown by the plat of the subdivision, provided such portion constitutes a home site as defined in the succeeding paragraph.

3. Parts of two or more adjoining lots facing the same street in the same block may be designated as one home site, provided the lot frontage shall not be less than the minimum frontage of lots in the same block facing the same street and the minimum square footage of the lots shall not be less than 5,000 square feet for Lots 16 through 42 in Block 2, and Lots 23 through 52 in Block 3, or not less than 7,600 square feet for Lots 1 through 47 in Block 1, Lots 1 through 15 and Lots 48 through 53 in Block 2, Lots 1 through 22 in Block 3, Lots 1 through 21 in Block 4, Lots 7 through 36 and Lots 89 and 90 in Block 5.

4. The term "residential purpose" as used herein shall be held to exclude hospitals, duplex houses and apartment houses, and to exclude commercial and professional uses; and to exclude any development operations or drilling for oil, gas or other minerals or any quarrying or mining, or placing or maintaining on the premises of any tanks, wells, shafts, mineral excavations, derricks or structures of any kind incident to any such oil, gas or other mineral operations; any such excluded usage of the subdivision, not otherwise herein authorized, is hereby expressly prohibited.

5. The word "house" or "residence" as used herein with reference to building lines shall include galleries, porte cocheres, porches, boat



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houses, projections and every other permanent part of the improvements, except roofs. Steps, terraces and planters outside of building lines will be permitted, however, provided that these elements may not extend higher than one foot (1') above finish grade lines at the house, unless approved by the Committee.

6. No garage or outbuilding on this property shall be used as residence or living quarters, except by servants engaged on the premises or by members of immediate family of occupants. A garage shall be used solely by the owners or occupants of the lot upon which the garage is located.

7. No building materials or temporary building of any kind of character including, but not limited to, tents, shacks, garages or barns, shall be placed or stored upon the property until the owner is ready to commence improvements, and then such materials or temporary building shall be placed within the property lines of the lot or parcel of land on which the improvements are to be erected, and shall not be placed in the streets or between the curb and property line; and any such temporary building or structure of any kind shall not be used for other than construction purposes. Any such buildings shall be maintained in a neat, attractive and clean condition.

8. No building or structure upon any lot may be permitted to fall into disrepair. Buildings must at all times be kept in good condition, adequately painted or otherwise finished.

9. The foundation of each house constructed in the subdivision shall be compatible with the filled land and compacted soil of the subdivision.

B. Building Sizes and Construction

1. The living area of the main house or residential structure constructed as a one-story residence on any home site, exclusive of porches and garages, shall be not less than 1,500 square feet for Lots 16 through 47 in Block 2 and Lots 23 through 52 in Block 3, and not less than 1,800 square feet for Lots 1 through 47 in Block 1, Lots 11 through 15 and Lots 48 through 53 in Block 2, Lots 1 through 5 and 19 through 22 in Block 3, Lots 11 through 21 in Block 4, Lots 15 through 36 in Block 5; and not less than 1,500 square feet on Lots 7, 8, 89 and 90 in Block 5; and no less than 2,000 square feet on Lots 1 through 10 in Block 2, Lots 6 through 18 in Block 3, Lots 1 through 10 in Block 4 and Lots 9 through 14 in Block 5. In the case of any residence of more than one story, the requirements as to living area shall be 2,000 square feet or more for both stories for Lots 16 through 47 in Block 2 and Lots 23 through 52 in Block 3, and shall be 2,250 square feet or more for Lots 1 through 47 in Block 1, Lots 11 through 15 and 48 through 53 in Block 2, Lots 1 through 5 and 19 through 22 in Block 3, Lots 11 through 21 in Block 4, Lots 15 through 36 in Block 5; and not

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less than 2,000 square feet on Lots 7, 89 and 90 in Block 5, and less than 2,500 square feet in Lots 1 through 10 in Block 2, Lots 6 through 18 in Block 3, Lots 1 through 10 in Block 4 and Lots 9 through 14 in Block 5. No residence may exceed two stories in height.

2. No garage may be greater in height or number of stories than the residence for which it is built. Garages of sufficient size to accommodate not less than two cars must be provided. Carports, subject to approval by the Architectural Standards Committee, may be used instead of garages provided that they meet all requirements of setback, facing the size applicable to garages.

3. Grantor, with the approval of the Association, shall have the right to grant exceptions to the height, elevation, and living area restrictions set forth herein when doing so will not be inconsistent with the overall plan for development of the subdivision.

C. Building Locations and Exceptions

1. No building shall be erected on any lot nearer to the front property line or nearer to the side street property line than the building lines shown on the recorded plat. In any event, no building shall be located nearer than 20' to the front property line.

On Lots 1 through 47 in Block 1, Lots 1 through 15 and Lots 48 through 53 in Block 2, Lots 1 through 22 in Block 3, Lots 1 through 21 in Block 4, and Lots 7 through 36 and Lots 89 and 90 in Block 5, no building shall be located nearer than 5' to any interior side property line, and a garage or other permitted accessory building located 60' or more from the front property line may be a minimum distance of 3' from an interior side property line and no residential building may be closer than 10' to the rear property line, and no building, even of a temporary nature, may be placed in a utility easement. No residence, garage, carport, or other structure, fence or wall, may be placed in any area designated as a pipeline easement without the prior written consent of Grantor. On Lots 16 through 47 in Block 2, and Lots 23 through 52 in Block 3, the interior side property line shall be 0" and no residential building may be closer than 8' to the rear property line, and no building, even of a temporary nature, may be placed in a utility easement, and no building may be located nearer than 20' to the front property line.

2. Grantor, with the approval of the Committee, shall have the right to grant exception to the building lines shown on the recorded plat and those established herein and building sizes required herein when doing so will not be inconsistent with the overall plan for the development of the subdivision.



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D. Facing of Residences

1. Houses or residences on corner lots shall face the street from which the greater building line setback is shown on the recorded plat, unless alternate facing is authorized by the Architectural Standards Committee.

E. Facing of Garages

1. No garage located closer than 60' to the front property line shall face and open at less than a 90 degree angle to the front property line, except as provided in C, 1, above. Front loaded garages permitted on patio lots on interior cul de sacs only with 20' building lines.

2. Garages on corner lots may optionally open directly towards and have driveway entrances from the side streets, subject to Architectural Standards Committee approval.

F. Fences, Walls, and Hedges

1. No fence, wall or hedge shall be placed on any lot in the subdivision nearer to any front or to any side street than is permitted for the house on said lot, and no fence, wall or hedge located between interior lot lines and building setback lines shall be no higher than six feet (6') from the ground unless it is an integral part of the house or building structures. No wire or chain link fence is permitted on any part of any residential lot, except the rear of Lots 18 through 32, Block 5, adjacent to the school grounds of the Fort Bend Independent School District. Should a hedge, shrub, tree, flower or other planting be so placed, or afterwards grow, so as to encroach upon adjoining property, such encroachment shall be removed upon request of the owner of adjoining property or the Sugar Creek Homes Association. Should any encroachment be upon a right-of-way or easement, it shall be removed promptly upon request of the Sugar Creek Homes Association and such encroachment is wholly at the risk, and removal shall be solely at the expense of the owner.

G. Driveways

1. Driveway locations must be coordinated with locations of electrical easements along side lot lines. Specifications for the exact location of transformers will be furnished by Grantor.

2. Driveways shall be connected to dedicated right-of-ways in accordance with standards approved by the Fort Bend County Engineer, and constructed of concrete with a minimum width of nine feet (9'). Concrete driveways shall have expansion joints not more than twenty feet (20') apart, with one joint at back of street curb. Width of driveway shall flare to a minimum of fifteen feet (15') (not to encroach past property line) and the curb shall be broken in such a manner that the driveway may be at least four inches (4") thick at its end toward the

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street paving, and this extreme end shall be poured against a horizontal form board to reduce the unsightly appearance of a raveling driveway. Other material for driveways may be used if approved by the Architectural Standards Committee.

H. Walks

1. Walks from the street curb to the residence shall have minimum widths of four feet (4').

I. Yard Lighting

1. Each residence shall have a gas or electric light fixture on a pole or post in the front yard or on the front wall of the residence. The design and location of the yard and house lights shall be subject to the approval of the Committee.

J. Miscellaneous

1. No trash, garbage, ashes, refuse, or other waste shall be thrown or dumped on any vacant lot in the addition.

2. Grass and weeds shall be kept mowed to prevent unsightly appearance. Dead, diseased, or damaged trees which might create a hazard to property or persons on any lot or adjacent lot, shall be promptly removed or repaired, and if not removed by owners, then the Association may, but shall not be required to, remove such trees at owner's expense and shall not be liable for damage done in such removal.

3. No activity may be carried on or allowed to exist upon any lot which may be noxious, detrimental, or offensive to any other lot or to the occupants of any lot.

4. No animals, livestock, or poultry of any kind shall be raised, bred, kept, staked or pastured on any lot, except that not more than a total of three (3) dogs, cats or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purposes.

5. No owner shall permit any thing or condition to exist upon his lot which shall induce, breed, or harbor infectious plant diseases or noxious insects. Each owner shall keep all shrubs, trees, hedges, grass and landscaping of every kind on his lot, including any setback areas, areas between lot lines and adjacent sidewalks and/or street curbs, neatly trimmed, properly cultivated, and free of trash, weeds and other unsightly material. No trees, hedges, shrubs, or other landscaping shall be planted or permitted to remain on any lot unless the foliage line is maintained at a proper height to prevent obstruction of safe cross-visibility of traffic approaching an intersection or driveway. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. The easement area of each lot and all improvements in it



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shall be maintained continuously by the owner of the lot, except for those improvements for which a public utility company or authority is responsible.

6. Each owner of a lot agrees for himself, his heirs, assigns, or successors in interest that he will not in any way interfere with the established drainage pattern over his lot from adjoining or other lots in said tract; and he will make adequate provisions for proper drainage in the event it becomes necessary to change the established drainage over his lot. For the purpose hereof, "established drainage" is defined as the drainage which occurred at the time that the overall grading of said tract, including landscaping of any lots in said tract, was completed by Grantor.

7. Each owner of a lot in the subdivision agrees for himself, his heirs, assigns, or successors in interest that he will permit free access by owners of adjacent or adjoining lots, when such access is essential for the maintenance of drainage facilities.

8. No exterior speaker, horn, whistle, bell, or other sound device, except security devices used exclusively for security purposes shall be located, used, or placed upon a lot.

9. No signs or advertising device of any kind may be placed or kept on any lot other than one name and/or number plat not exceeding 72 square inches in area and one sign for sale purposes not exceeding 8 square feet in area, except for signs permitted by Section I, Reservations, sub-paragraph K, above. The latter sign must be a sign furnished or approved by the Committee.

10. No outside clotheslines or other outside clothes drying or airing facilities shall be maintained except in an enclosed service area, not visible to the public.

11. No flag pole shall be permanently erected on any property unless approval has been obtained in writing from the Committee. No flag other than the United States flag or the State of Texas flag may be flown.

12. No golf cart, tent, mobile home, trailer of any kind or similar structure, and no truck, camper, or boat shall be kept, placed, maintained, constructed, reconstructed or repaired, nor shall any motor vehicle be constructed, reconstructed or repaired, other than in a garage or other structure approved by the Committee. The doors of garages or other structures approved by the Committee housing trucks, campers or boats shall be closed at all times except for actual entry and exit. The provisions of this paragraph shall not, however, apply to emergency vehicle repairs or temporary construction with the construction, reconstruction or repair of any work or improvements.

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13. No junk of any kind or character, or any accessories, parts or objects used with cars, boats, buses, trucks, trailers, housetrailers, or the like, shall be kept on any lot other than in the garage, or other structures approved by the Committee.

14. No privy, cesspool or septic tank, or disposal plant shall be erected or maintained on any part of this property.

15. No excavation, except such as is necessary for the construction of improvements, shall be permitted, nor shall any well or hole of any kind be dug on this property without the written consent of the Committee.

16. No antenna for transmission or reception of television signals, radio signals, or any other form of electromagnetic radiation shall be erected, used or maintained outdoors, whether attached to a building or structure or otherwise, other than a master or community antenna approved by Grantor. No radio or television signals nor any other form of electromagnetic radiation shall be permitted to originate from any lot which may unreasonably interfere with the reception of television or radio signals upon any other lot.

17. No lines, wires, or other devices for the communication or transmission of electric current or power, including telephone, television, and radio signals, shall be constructed, placed, or maintained anywhere in or upon any lot other than within buildings or structures unless the same shall be contained in conduits or cables constructed, placed and maintained underground or concealed in or under buildings or other structures. Nothing herein contained, however, shall prevent erection and use of temporary power or telephone services incident to the construction of buildings or other improvements or to restrict the overhead distribution of three phase primary power supply to the subdivision by the utility company.

18. Each owner of a lot agrees for himself, his heirs, assigns or successors in interest that he will permit free and reasonable access by the owner of adjacent or adjoining lots containing a divisional wall, when such access is essential for the construction, reconstruction, refinishing, repair, maintenance, or alteration of said divisional wall. The access shall be limited to an area five feet (5') in width along or parallel to the property line. Access shall only be at reasonable times and shall be permitted only after written notice has been given to the lot owner stating the purpose of the access. In no event shall such access be deemed to permit entry into the interior of any dwelling. Any damage caused by such access will be repaired at the expense of the owner causing such damage.

19. Any building or other improvement on the land that is destroyed partially or totally by



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fire, storm or any other means shall be repaired or demolished within a reasonable period of time, and the land restored to an orderly and attractive condition.

20. No part or parts of the land in this subdivision shall be used in such a manner which would increase the hazard of fire on any other part or parts of the land or a property adjoining the land.

21. The invalidity, violation, abandonment, or waiver of any one or more of or any part of the reservations, restrictions, or other provisions hereof, either as to all or any part of the land, shall not affect or impair such reservations, restrictions or other provisions hereof, as to the remaining reservations, restrictions, or other improvement hereof or parts thereof to all the land.

22. Lots backing up to Commercial property consists of Lots 7 through 22 and Lots 25 through 40 in Block 1 of Section Twenty Eight.

23. Each owner of a lot recognizes, acknowledges and agrees for himself, his heirs or successors in interest, that initial Grantor or Sugar Creek Country Club, their successors or assigns, shall not be liable for any injury or damage to persons or property caused by persons (other than the employees and agents of the Sugar Creek Corporation and Sugar Creek Country Club) using the Golf Course.

K. Duration and Amendment

1. These Restrictions shall remain in full force and effect until January 1, 2020, and shall be automatically extended for successive ten (10) year periods; provided, however, that these Restrictions may be terminated on January 1, 2020, or on the commencement of any successive ten (10) year period, by filing for record in the Office of the County Clerk of Fort Bend County, Texas, a written statement or election to terminate these Restrictions, executed and acknowledged by the owners of a majority of the area of the lots in the subdivision. Such statement must be filed prior to the commencement of the ten (10) year period for which these Restrictions would otherwise be in effect.

2. These Restrictions can be amended at any time by a written instrument, recorded in the appropriate records of Fort Bend County, Texas, executed and acknowledged by Grantor, the Association and a majority of the owners of lots in the subdivision; provided, however, that after January 1, 1990, Grantor's approval of any amendment shall not be required pursuant to the requirements hereof. In addition, and without the necessity of amending the Restrictions, Grantor shall have the right, with the approval of the Association to grant exceptions from time to time to the application of any particular provisions of the Restrictions (other than a waiver of maintenance charge) when doing so will not be inconsistent with the general

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overall plan for the development of the subdivision.

L. ALL PURCHASERS OF PROPERTY IN SUGAR CREEK, SECTION TWENTY EIGHT, HEREBY ARE ADVISED THAT THE LAND IMMEDIATELY NORTH OF SUGAR CREEK, SECTION TWENTY EIGHT, HAS BEEN SOLD TO VARIOUS BUYERS FOR CONSTRUCTION THEREON OF SHOPPING FACILITIES, MEDICAL FACILITIES, BOWLING LANES, AN AUTOMOBILE AGENCY, AND OTHER PERMITTED COMMERCIAL USES AS PROVIDED FOR IN THE SUGAR CREEK COMMERCIAL DEED RESTRICTIONS RECORDED IN VOLUME 542, PAGE 89, OF THE DEED RECORDS OF FORT BEND COUNTY, AND IN VARIOUS DEEDS CONVEYING SAID PROPERTY.

M. Private Streets.

THE STREETS IN THE SUBDIVISION ARE PRIVATE STREETS AND WILL NOT BE MAINTAINED BY GOVERNMENTAL AUTHORITIES. ACCORDINGLY, IT WILL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS IN THE SUBDIVISION TO MAINTAIN, REPAIR AND REPLACE THE STREETS IN THE SUBDIVISION. ARTICLE II, SECTION C2 OF THESE RESTRICTIONS PROVIDES FOR A PORTION OF THE MAINTENANCE CHARGE TO BE SET ASIDE AS A RESTRICTED RESERVE TO PROVIDE FUNDS TO APPLY TOWARD THE COST OF STREET PAVING, MAINTENANCE AND REPAIRS.

EXECUTED on this, the 25<sup>th</sup> day of SEPTEMBER, 1979.

SUGAR CREEK CORPORATION

*Don L. Russell*  
Don L. Russell  
Executive Vice President

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared DON L. RUSSELL, known to me to be the person whose name is subscribed to the foregoing instrument, as Executive Vice President of the SUGAR CREEK CORPORATION, a Corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25<sup>th</sup> day of SEPTEMBER, 1979.

*Delva A. Pender*  
Notary Public in and for  
Harris County, Texas

My Commission expires: 11-4-80

FILED FOR RECORD

NO. 230 AM

SEP 25 1979

*Pearl Elliott*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

