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FILED FOR RECORD

RESTRICTIONS, ASSESSMENTS AND EASEMENTS

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VCL 366 PAGE 632

CREEKWOOD RANCHES, UNIT 3

COMAL COUNTY

THE STATE OF TEXAS

X  
X  
X

KNOW ALL MEN BY THESE PRESENTS: \$ 5.00 Pd.

BY Charlene Wotter

COUNTY OF COMAL

VILLAGE CRAFTSMEN, INC.  
TO  
THE PUBLIC

That VILLAGE CRAFTSMEN, INC., a Texas corporation acting herein by and through its duly authorized officers, being the owner of Creekwood Ranches, Unit 3, a Subdivision in Comal County, Texas, a plat of which is duly recorded in Volume 7, pages 75/76, of the Map and Plat Records of Comal County, Texas, does hereby impress all the property included in such subdivision with the following restrictions, assessments, and easements, which are to apply to and become a part of all contract of sale, deeds and other legal instruments whereby title or possession of property in said subdivision is divested out of the present owner and vested in any other person or party. All property in said subdivision shall be conveyed, held and used subject to said restrictions, assessments and easements all of which shall run with the land. Said restrictions, assessments and easements shall be enforceable by all persons who shall own property in said subdivision.

1. All tracts shall be used solely for single family residential purposes.
2. No portion of a tract less than the whole thereof may be sold, and no tract may be resubdivided without the written approval of Village Craftsmen, Inc., its successors, assigns or designees.
3. No residence, except for servant's quarters or guest house, containing less than 2000 square feet, exclusive of open porches, breezeways, car ports and garages shall be erected or constructed on any tract. No garage may be erected except contemporaneously with or subsequent to the erection of a residence. All buildings must be completed not later than six (6) months after laying foundations. All buildings must be built on a concrete slab foundation. All buildings must have no less than 75% of its exterior walls constructed of masonry (brick or rock). All roofs must be of either asphalt composition shingle, wood shingle or tile. Servants quarters or guest house may be constructed to the rear of a permanent residence. No building or structure shall be occupied or used until all exterior portions thereof are completely finished, and any structure, or part thereof, constructed of lumber shall be finished with not less than two coats of paint.
4. No improvement shall be erected on any tract in Creekwood Ranches, Unit 3, nearer than seventy-five feet (75') from the street line nor nearer than twenty feet (20') from the adjacent property line. No material of any kind shall be placed or stored on any tract unless construction of a permanent residence has been commenced and is underway. No used material shall be stored on any tract or used in any construction.
5. All driveways must be paved.
6. No building or structure shall be erected, constructed, or moved onto any tract until the building plans, specifications, plot plans and external design have first been approved in writing by Village Craftsmen, Inc., or by such nominee or nominees as Village Craftsmen, Inc. may designate. All structures must be of new conventional construction. No house trailers, old homes, modular homes, pre-built homes or panitized homes may be moved into Creekwood Ranches, Unit 3.
7. No noxious, offensive, unlawful or immoral use shall be made of any tract.
8. No hogs or goats of any kind shall be raised, bred, or kept on any tract. Dogs, cats or other household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose. No more than two (2) horses or cattle shall be kept on any tract.
9. No tract shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for storage or disposal of such material shall be kept in a clean sanitary condition. No junk, wrecking or auto storage yards shall be located on any tract.
10. Shooting of fire arms or hunting for birds or wild game of any kind on any tract is prohibited.
11. No wire fencing, including, but not limited to, cyclone, barbed or mesh, may be constructed along the street line or adjacent property lines or within seventy-five feet (75') thereof.
12. Village Craftsmen, Inc. reserves to itself, its successors and assigns, an easement or right-of-way over a twenty foot (20') strip along the street and a ten foot (10') strip along the side and rear boundary lines of the tract or tracts herein described, for the purpose of installations or maintenance of public utilities, including, but not limited to, gas, water, electricity, telephone, drainage and sewerage, and any appurtenance thereof, including the right to remove and/or trim trees, shrubs or plants.

- 13. The title in fee simple to land designated as park-recreation areas on the plat of said Subdivision is to be retained by Village Craftsmen, Inc., its successors or assigns. An assessment of \$4.00 per month shall run against each tract for the use and maintenance of roads and park-recreation areas and for the operational costs thereof. Said assessment shall be due and payable to Village Craftsmen, Inc., its successors or assigns and shall be secured by a lien on each tract. The assessment provided for in this Paragraph, and the liens securing payment of same, shall, except as to accrued and unpaid assessments, expire and be of no further force and effect after January 1, 1994, or after Village Craftsmen, Inc., its successors or assigns, shall have filed for record in the office of the County Clerk, Comal County, Texas, a written statement to the effect that sixty percent (60%), or more, of the tracts in the aforesaid Subdivision have been conveyed to buyers, whichever event shall first occur.
- 14. All tracts are subject to easements and restrictions now of record, and are subject to any applicable statutes, zoning rules, and administrative regulations.
- 15. These restrictions, assessments and easements are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring property in Creekwood Ranches, Unit 3, whether by descent, devise, purchase or otherwise; and any person by the acceptance of title to any tract of this subdivision shall thereby agree and covenant to abide by and fully perform the foregoing covenants. Except as hereinafter provided, the restrictions herein contained shall run with the land until June 1, 1998, provided, however, that the record owners of a majority of the tracts subject to these restrictions shall have the power through a duly recorded written instrument to extend these reservations for successive ten-year periods from and after the aforesaid date.
- 16. Invalidation of any one of these covenants or restrictions by judgment of any Court shall in no wise affect any of the other provisions which shall remain in full force and effect.

In testimony whereof, VILLAGE CRAFTSMEN, INC., acting by and through its Vice-President, AURELIO D. GUTIERREZ, has executed this instrument this 9th day of January, 1984.

VILLAGE CRAFTSMEN, INC.

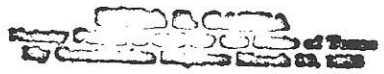
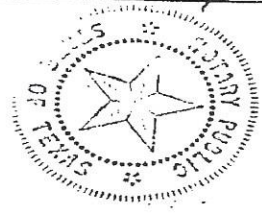
By: *Aurelio D. Gutierrez*  
AURELIO D. GUTIERREZ  
Vice-President

STATE OF TEXAS X  
COUNTY OF COMAL X

This instrument was acknowledged before me on the 9th day of January, 1984, by AURELIO D. GUTIERREZ, Vice-President of VILLAGE CRAFTSMEN, INC., a Texas corporation, on behalf of said corporation, 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, in the capacity therein stated and as the act and deed of said corporation.

My commission expires:  
March 30, 1986

*Dora R. Garza*  
Notary Public, State of Texas  
Notary's printed name:



# CREEKWOOD RANCHES, UNIT NO. 3

226515

### FILED FOR RECORD

This 9th day of June 1983  
at 2:30 P.M.  
County Clerk, Comal County, Texas

By \_\_\_\_\_  
Deputy

State of Texas  
County of Comal

This plat of Creekwood Ranches, Unit No. 3 has been submitted to and considered by the Commissioners Court of Comal County, Texas, and conforms to all requirements of the Subdividing Regulations of the County as to which approval is required and is hereby approved by such Court.

This 9th day of June 1983.

Judd Clark  
County Judge



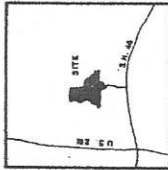
Attest: Rosie Roseberry  
County Clerk, Comal County, Texas

State of Texas  
County of Comal

I, ROSIE ROSEBERRY, Clerk of the County of Comal, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 9th day of June 1983, at 2:30 P.M. and duly recorded the 10th day of June 1983, at 11:15 A.M. in the Map and Plat Records of Comal County, Texas, in volume 7 on page 75-76 in testimony whereof witness my hand and seal of office this the 10th day of June 1983.



Rosie Roseberry  
County Clerk, Comal County, Texas



VICINITY MAP

10,852 feet of road  
14.95 Ac.

State of Texas  
County of Comal

By: Guillermo Estrada Teran and Archie S. Lawrence  
President and Secretary, respectively, of Village Craftsmen, Inc., owner of the property subdivided in the foregoing map of Creekwood Ranches, Unit 3, do hereby make subdivision of said property for and on behalf of said Village Craftsmen, Inc., according to the lines, lots, alleys, parks and assessments thereon shown and designate said subdivisions as follows: Creekwood Ranches, Unit 3, being located in the H. & O. B. Railroad Company Survey No. 875, A-726, F. Railroad Survey No. 394, A-269, Comal County, Texas, and on behalf of said Village Craftsmen, Inc., dedicate to the public use of as such all of the streets, alleys, parks and easements shown thereon forever.

In Testimony Whereof, Village Craftsmen, Inc., aforesaid, has caused these presents to be signed by Archie S. Lawrence, its President, and therunto authorized and attested by Guillermo Estrada Teran, its Secretary, this \_\_\_\_\_ day of \_\_\_\_\_, 1983.

By: Archie S. Lawrence  
President

Attest: Guillermo Estrada Teran  
Secretary

State of Texas  
County of Comal

Before me, the undersigned authority, on this day personally appeared Guillermo Estrada Teran, President, and Archie S. Lawrence, Secretary of Village Craftsmen, Inc., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

Given under my hand and seal of office at San Antonio this 3rd day of July, 1983.

Notary Public  
Clayton M. Moore  
County of Comal

I, Raymond District, A.E. 1669 do hereby certify that this plat represents a true and correct subdivision of Creekwood Ranches, Unit No. 3, as stated on the ground by Al Armstrong, R.F.S. No. 1677, and checked by me on the ground.

Raymond District  
Raymond District, R.F.S. No. 1668 245 Landa, New Braunfels  
Seem to and subscribed before me this the 3rd day of July 1983.

Notary Public in and for Comal County, Texas  
My commission expires March 31

State of Texas  
County of Comal

I, Raymond District, R.F.S. No. 1668, do hereby certify that this plat represents a true and correct subdivision of Creekwood Ranches, Unit No. 3, as stated on the ground by Al Armstrong, R.F.S. No. 1677, and checked by me on the ground.

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Raymond District, R.F.S. No. 1668 245 Landa, New Braunfels  
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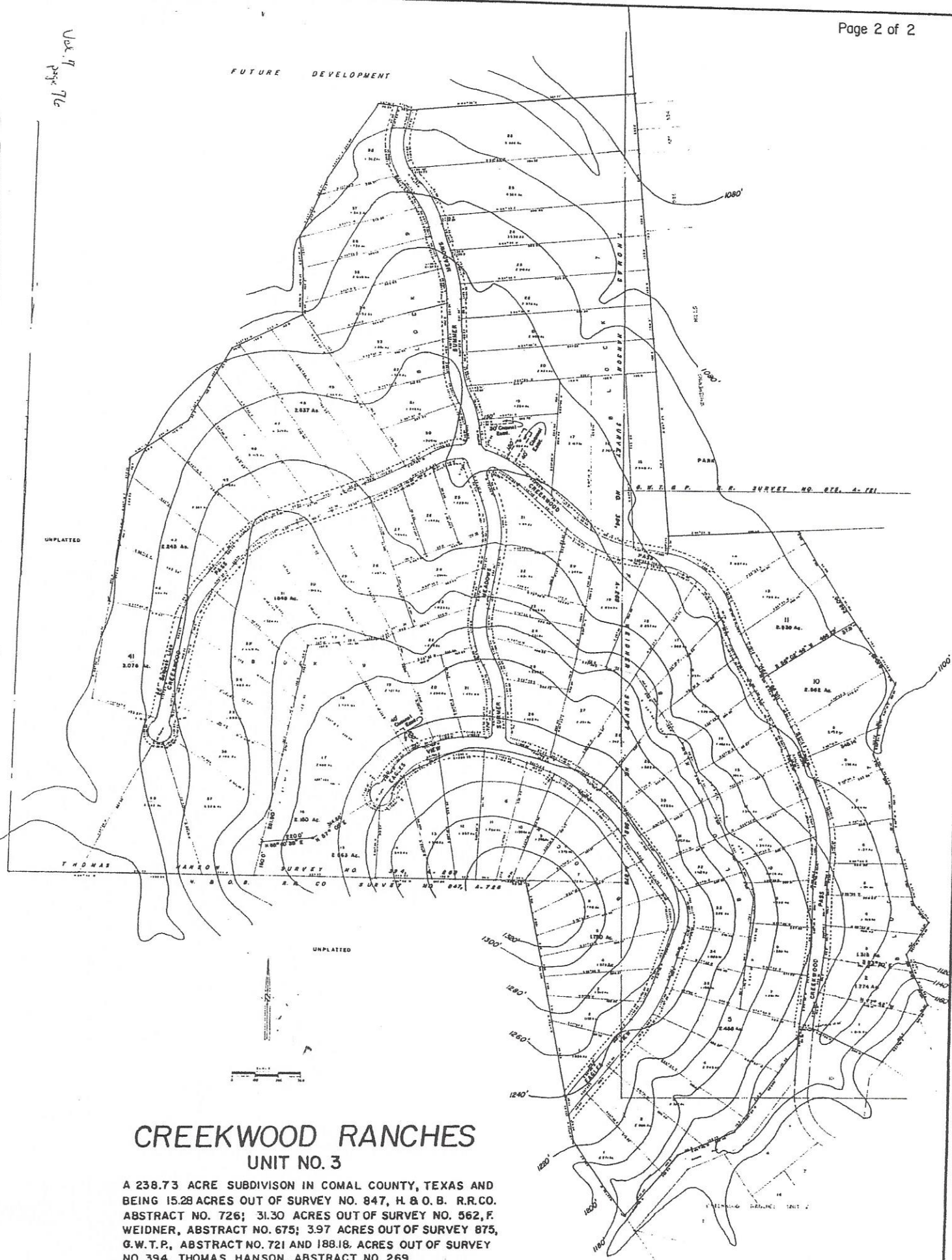
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County of Comal

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page 71c

FUTURE DEVELOPMENT



## CREEKWOOD RANCHES UNIT NO. 3

A 238.73 ACRE SUBDIVISION IN COMAL COUNTY, TEXAS AND BEING 15.28 ACRES OUT OF SURVEY NO. 847, H & O. B. R.R.CO. ABSTRACT NO. 726; 31.30 ACRES OUT OF SURVEY NO. 562, F. WEIDNER, ABSTRACT NO. 675; 3.97 ACRES OUT OF SURVEY 875, G.W.T.P., ABSTRACT NO. 721 AND 188.18. ACRES OUT OF SURVEY NO. 394, THOMAS HANSON, ABSTRACT NO. 269.

*SURVEY LINES AND ACREAGES OF SURVEYS ARE APPROXIMATE*