OFFICIAL RECORDS

279805

THE STATE OF TEXAS)(

COUNTY OF WILLACY)(

PROPERTY RESTRICTIONS
SERENITY HARBOR SUBDIVISION

LANCE A. WALKER D/B/A BLAZIN SKY ENTERPRISES L.L.C., hereinafter called Developer, the same being the owner of the leasehold estate of the

> SERENITY HARBOR SUBDIVISION at Port Mansfield, Willacy County, Texas, being a resubdivision of Lots Numbers One through Thirty-three (1-33), both inclusive, in Block K, and Dockspace Lots Numbers One through Thirty-three (1-33), both inclusive, in Block K, at Port Mansfield, Willacy County, Texas, as shown by the plat thereof which is recorded in Volume 3, Page 75, Map Records, Willacy County, Texas, and being the same property described in Commercial Lease No. 403 dated March 10, 1999, by and between the Willacy County Navigation District, as Lessor, and Lance A. Walker d/b/a Blazin Sky Enterprises L.L.C., as Lessor, filed for record in the office of the County Clerk of Willacy County, Texas, on August 30, 1999, under Clerk's File No. 279133,

does hereby approve and adopt the following restrictions on the use of lots within the Serenity Harbor Subdivision, which restrictions shall be covenants to run with the land and shall be binding on all parties now or hereafter owning or using the leasehold estate in said lots in said subdivision and does hereby specify and provide that any person or persons now or hereafter owning any real property situated in such subdivision may enforce these restrictions, at law or in equity, against any person or persons violating or attempting to violate any such covenant or restriction.

1. RESIDENTIAL USE. No residential lots in Serenity Harbor Subdivision shall be used except for residential purposes and no building shall be designed for, or erected, placed, occupied, altered, or permitted to remain on any lot or portion thereof other than a residence and an attached or separate garage.

2. TEMPORARY BUILDINGS PROHIBITED. No trailer, tent, shack, barn or out-building shall be placed or erected on any lot in the Serenity Harbor Subdivision. House trailers and mobile homes are strictly prohibited from being used on any lot of this subdivision, temporarily or permanently, by any owner of any lot in this subdivision or by any guest of any such owner. No structure or any part of the property shall be occupied or used as a residence, temporarily or permanently, until the building is completely finished and all plumbing connected. All structures placed on the property shall be constructed new and the relocation of any structure is prohibited. No building previously constructed elsewhere shall be moved onto any lot or portion thereof in this subdivision. No structure shall be constructed with square footage of less than one thousand (1000) square feet.

3. PERMITS. No structure shall be built on any lot without first obtaining the required permits for construction including, but not restricted to, the permit issued by the Willacy County Navigation District and Willacy County and the agreement by the applicant to abide by the property and setback lines, as prescribed by the Willacy County Navigation District and all other covenants and restrictions which are contained in the lease agreement and the pertinent building and zoning ordinances of the Willacy County Navigation District, Willacy County, and the State of Texas.

Signed for Identity: _____

4. SANITARY FACILITIES. No outside toilet shall be installed or maintained on any lot of this subdivision and all plumbing shall be connected with the Port Mansfield Public Utility District sanitary disposal facility in accordance with the health regulations of the State and County and any other governmental authority having jurisdiction. Such installation shall be constructed and maintained by the owner in such a manner that no effluent from the same shall drain or flow upon the ground surface or drain in such a manner above or below the surface that it will cause any degree of pollution.

5. NUISANCES. No noxious nor offensive, unlawful or immoral activity shall be carried on upon any lot, nor shall anything be done thereon which shall become an annoyance or nuisance to any part of this subdivision.

6. TRASH AND GARBAGE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish or any other material.

7. SIGNS. No sign of any kind shall be kept or displayed to the public view, except by the Developer or his assigns, other than name and street number signs.

8. LOT MAINTENANCE. The owners or occupants of all lots shall at all times keep weed and grass cut in a sanitary, healthy and attractive manner, including the adjacent right of way to the edge of the roadway.

9. NO LIVESTOCK OR POULTRY. 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 they are not kept, bred, or maintained for any commercial purpose.

10. ENFORCEMENT OF RESTRICTIONS. It is expressly provided that the owner of each lot in the subdivision is burdened with following the provisions concerning enforcement and obligations of lot owners contained in this instrument. In the event any owner or occupant of any lot of this subdivision shall violate any of the restrictions or neglect to perform any of his obligations herein contained which can be remedied by the Developer or his respective successors or assigns, either of said parties shall cause such violation to be remedied and the cost of such remedial action shall be chargeable against the owner of the offending lot and a lien against said lot is hereby created to secure payment to the party named above making the expenditure, to bring said lot into compliance with these restrictions, which indebtedness and lien securing the same shall be enforced in any manner provided by law or equity.

Dated: July 1, 1999.

Lance A. Walker d/b/a Blazin Sky Enterprises L.L.C.

Approved this the 10 day of March, 1999.

Willacy County Navigation District

By: Raymond U. Snow
Chairman, Board of Navigation and Canal Commissioners

Attest: Edward P. Morales
Secretary, Board of Navigation and Canal Commissioners