

STATE OF TEXAS }
COUNTY OF DALLAS }

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, The American Home Realty Company, the owner of all lots in blocks 11, 12, 13, 14, 15 and 16, situated in the Second Section of Wynnewood, an addition to the City of Dallas, according to the official map or plat thereof on file and of record in the Map Records of Dallas County, Texas, as shown by the map recorded in Volume 12, page 25 of the Map Records of Dallas County, Texas (said blocks of said Second Section of Wynnewood Addition being hereinafter referred to as the "Addition"), subject to the reservation hereinafter set forth, hereby adopt the following restrictions, which shall apply to each lot or parcel of said Addition, which shall hereafter be sold:

1. The restrictions herein contained shall run with the land and relate to the entire Addition, and shall provide a uniform plan for the improvement of said Addition, and shall be binding on all owners of lots in said Addition and all other parties and persons claiming under them and the heirs, successors, devisees, executors, administrators or assigns of all such persons. All such restrictions, subject to the reservation hereinafter set forth, shall continue in force until January 1, 1975, provided, however, said restrictions shall be automatically extended after said date for successive periods of ten years unless by a vote held during the year 1974, or during the last year of any successive ten-year period, a majority of the then owners of the lots located in said Addition vote to change these restrictions in whole or in part.

2. If the owner of any lot in said Addition or any other person shall violate or threaten or attempt to violate any of the restrictions herein contained, any person or persons owning any real property situated in said Addition, regardless of the date title to such property vested in any such owner or owners, shall be entitled, upon application to a court of

competent jurisdiction, to a permanent injunction against such person or persons violating or attempting to violate these restrictions and any person or persons becoming the owner of any lot or lots in said Addition by accepting title to such lot or lots does thereby consent and agree that any court of competent jurisdiction may issue such permanent injunction. Said right to a permanent injunction as above provided shall not in any way constitute a waiver of the rights of any owner or owners of any lot or lots in said Addition to prosecute any other proceeding at law or in equity against the person or persons violating or attempting to violate any restriction herein contained, to which said owner or owners may be entitled under the laws of the State of Texas, as now or hereafter existing.

3. Invalidation of any one or more of the restrictions herein contained by judgment or court order shall in no wise affect any of the other provisions hereof which shall remain in full force and effect.

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4. There shall not be erected upon any one residential lot, as such lot may be designated on the plat or on any revised plat of said Addition, more than one single family private residence and necessary servants' and other outhouses, and said premises shall be used for private residence purposes only, by one family only, and by white persons only, not excluding bona fide servants of any race.

5. No building or fence shall be erected, placed or altered on any building plot in this subdivision until the building plans, the materials used in the exterior construction of the building, the specifications and plot plan showing the location of such building and the type of material used in the construction of the fence and its location have been in writing approved as to type of material used and as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building and the fence with respect to topography and finished ground elevation by a committee composed of the Directors of the American Home Realty Company, or their duly elected successors, or by a representative designated by a majority of the members of said committee. In the event said committee, or its

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designated representatives, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this restriction will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this restriction. The powers and duties of such committee, and of its designated representative, shall cease on and after January 1, 1960. Thereafter, the approval described in this restriction shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

6. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat.

7. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7,000 square feet or a width of less than 60 feet at the front building setback line.

8. No noxious or offensive trade or 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.

9. No outbuilding or basement erected on any lot shall at any time be used as a dwelling, temporarily or permanently, nor shall any trailer, tent, or shack be placed on any lot, nor shall any residence of a temporary

character be permitted.

10. No dwelling shall be erected on any residential lot in said Addition, the main structure of which (exclusive of one-story open porches

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and garages) contains less than 800 square feet of floor area in the case of one-story structures, or less than 1200 square feet of floor area in the case of one and one-half, two, or two and one-half story structures.

11. Easements affecting all lots are reserved as shown on the recorded plat, for utility installation and maintenance. An easement is reserved over the rear seven and one-half feet of each lot for utility installation and maintenance.

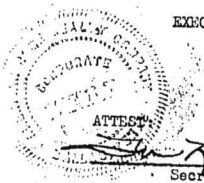
12. No swine, poultry, goats, cattle, or other livestock shall be kept upon any land located in said Addition.

13. The breach of any of the foregoing restrictions shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value as to lots and improvements thereon located in said Addition; provided, however, that the violation or attempted or threatened violation of said restrictions may be remedied by appropriate proceedings as above provided, and provided, also, that each of the foregoing restrictions shall remain at all times in full force and effect as against any violation thereof by said owner, whether such ownership is acquired by purchase, foreclosure, devise, inheritance, or in any other manner.

EXECUTED this 17th day of May, 1949

THE AMERICAN HOME REALTY COMPANY

By Angus G. Wynne, Jr.
President



STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned authority, on this day personally appeared Angus G. Wynne, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said The American Home Realty Company, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND and seal of office this 17th day of May, 1949.



James L. Crawford
Notary Public in and for Dallas County, Texas

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STATE OF TEXAS)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS)

THAT We, JOHN R. NEECE, W. R. HAWN and MARLAN RAY, being all the co-owners of all of the lots in the SECOND INSTALLMENT OF WINNEWOOD 5th SECTION ADDITION, an Addition to the Town of Dallas, Dallas County, Texas, do hereby restrict said lots as hereinafter set forth, which restrictions shall be binding upon the purchaser or purchasers of said lots and his or their heirs, assigns, successors and administrators, to-wit:

1.

All lots in the tract shall be known and described as residential lots.

2.

No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

3.

No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by committee composed of John R. Neece, W. R. Hawn and Marlan Ray, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location or to designate a representative with like authority. In the event said committee or its designated representative fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, or, in any event if no suit to enjoin the erection of building or the making of such alteration has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with.

Neither members of such committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee and of its designated representatives, shall cease on and after January 1st, 1980. Thereafter the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the record owners of a majority of the lots in this subdivision and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

4.

No dry toilets, septic tanks, cesspools or other types of private sewerage disposal systems shall be permitted on this property, and only sanitary sewerage approved by the City of Dallas, Texas, will be instituted thereon.

5.

No fence shall be permitted to extend nearer to the street than the minimum building setback line, nor shall any fence exceed five and one-half feet in height.

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6.

No building shall be erected nearer to the front lot line or nearer to the side street line than the building set back lines shown on recorded plat. On any lot fronting any street in this addition, no building shall be located on any residential building plot nearer to front lot line than 30 feet. On no lot in said Addition shall any building be located nearer than 5 feet to the side line of said lot. No building shall be located nearer than 30 feet to any side street line, excepting Lot 1 in Block 2, Lots 1 and 16 in Block 3 and Lot 31 in Block 4 of Second Installment of Wynnewood 5th Section in which cases the main structures shall not be located nearer than 15 feet from any side street line. In no case shall main structure be located nearer than 10 feet from the main structure on the adjoining lot. Any detached garage or out-building shall be located a minimum of 25 feet, to the rear of the main structure.

7.

All exterior material used in main structure shall be new brick, lumber, asbestos, shingles, tile, or concrete, or wood siding.

8.

No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.

9.

No trailer, basement, tent, shack, garage, barn or other out-building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

10.

The ground floor area of the main structure, exclusive of one-story open porches, and garages, shall be not less than 750 square feet in the case of a one-story structure, nor less than 600 square feet in the case of a two-story dwelling structure.

11.

Easements, and alleys are reserved as shown on the recorded plat of said Addition, reference to which is hereby made for utility purposes.

12.

No building, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the "Easement Strip" as shown on the map or plat of dedication of the Second Installment of Wynnewood 5th Section Addition. Said "Easement Strip" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or any other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on this "Easement Strip", and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said "Easement Strip" for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part its respective systems, without the necessity at any time of procuring the permission of anyone.

13.

No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum building set-back line nor shall any dwelling be erected or placed on any lot having an area of less than 7000 square feet.

14.

No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

15.

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 purpose.

16.

No lot 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 the storage or disposal of such material shall be kept in a clean and sanitary condition.

17.

Except as otherwise provided herein regarding street intersections under No. 18, planting, fences or walls shall be maintained throughout the entire length of such area by the owner or owners of the lots at their own expense to form an effective screen for the protection of the residential area. No building or structure except a screen fence or wall or utilities or drainage facilities shall be placed or permitted to remain in such areas. No vehicular access over the areas shall be permitted except for the purpose of installation and maintenance of screening, utilities and drainage facilities.

18.

No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 ft. and 6 ft. above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight-lines.

19.

These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them until January 1st, 1980, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

20.

If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

21.

Invalidation 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.

EXECUTED at Dallas, Dallas County, Texas, this the 24th day of November, A. D. 1950.

John R. Neece
W. R. Hawn
Harlan Ray

STATE OF TEXAS)
 COUNTY OF DALLAS)

BEFORE me, the undersigned, a Notary Public in and for the State and County aforesaid, on this day personally appeared JOHN R. NEECE, W. R. HAWN and HARLAN RAY, 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 consideration therein expressed.

GIVEN UNDER my hand and Seal of Office this the 24th day of November, 1950.

S. J. Gamble S. J. Gamble
 Notary Public in and for Dallas County,
 Texas.



Filed for Record on the 29 day of Dec. A. D. 1950, at 11:29 o'clock A. M.
 Duly Recorded this the 2 day of Jan. A. D. 1951, at _____ o'clock _____ M.
 Instrument No. 209710
 ED. H. STEGER, County Clerk
 Dallas County, Texas
 By Ernest Knight Deputy

THE STATE OF TEXAS }
COUNTY OF DALLAS }

175467

\$3.00

KNOW ALL MEN BY THESE PRESENTS:

THAT AMERICAN HOME REALTY COMPANY, a Corporation, acting hereby by and through its duly authorized officers, being the owner of all of the lots in SECOND INSTALLMENT, FOURTH SECTION OF WYNNEWOOD, an Addition to the City of Dallas, according to the Map thereof recorded in Volume 18, Page 149, Map Records of Dallas County, Texas, does hereby RESTRICT SAID LOTS as follows:

1. All of said lots shall be known and described as residential lots, and no lot shall be used except for residential purposes.

2. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling, not to exceed one story in height and a private garage for not more than two cars, excepting a single field office for developer and/or sales agency.

3. No building shall be erected, placed or altered in this subdivision until the building plans, specifications and plot plan (showing the location) of such building have been approved in writing (as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finish ground elevation), by a committee composed of the officers of AMERICAN HOME REALTY COMPANY, or by a representative designated by a majority of the members of said committee. In the event said committee or its designated representative fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, or, in any event, if no suit to enjoin the erection of such building or the making of such alterations, has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee and of its designated representative shall cease on January 1, 1981, or on such date prior thereto that the American Home Realty Company forfeits or voluntarily surrenders its corporate charter with the State of Texas, or no longer owns any lots in such Addition. Thereafter, the right of approval described in this covenant shall be vested in a committee of three persons appointed by written instrument executed by the record owners of a majority of the lots in this subdivision and duly recorded. -.

4. No fence shall be permitted to extend nearer to the street than the minimum building set-back line, nor shall any fence exceed five and one-half feet in height.

5. No building shall be erected nearer to the front lot line or nearer to the side street line than the building set-back lines shown on the recorded plat. On no lot in said Addition shall any building be located nearer to the side lot line than 10% of the average lot width.

6. All exterior material used in the main structure shall be new, excepting that used brick may be used.

7. No noxious or offensive trade or 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.

8. No trailer, basement, tent, shack, garage, barn or other out-building erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

9. The floor area of the main structure, exclusive of porches, breeze-ways and garages, shall be not less than 1000 square feet.

10. EASEMENTS AND ALLEYS ARE RESERVED as shown on the recorded plat of said Addition, reference to which is hereby made, for utility purposes.

11. All dwellings erected in said Addition shall be of masonry construction, but detached garages may be of frame construction.

12. No dwelling shall be erected or placed on any lot having an area of less than 7500 square feet.

13. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

14. 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.

15. No lot 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 the storage or disposal of such material shall be kept in a clean and sanitary condition.

16. Except as otherwise provided herein regarding street intersections under No. 17, planting, fences or walls shall be maintained throughout the entire length of such area by the owner or owners of the lots at their own expense to form an effective screen for the protection of the residential area. No building or structure except a screen, fence or wall or utilities or drainage facilities shall be placed or permitted except for the purposes of installation and maintenance of screening, utilities and drainage facilities.

17. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot with the triangular area formed by the street property lines and a line connecting them at points twenty-five feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines, extended. The same sight-line limitations shall apply on any lot within ten feet from the intersection of a street property line with the edge of a drive-way or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight-lines.

18. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1981, at which time said covenants shall be automatically extended for successive periods of ten years, unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

19. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from so doing or to recover damages or other dues for such violation.

20. 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.

EXECUTED at Dallas, Texas, this 28th day of October, 1952.

ATTEST:

AMERICAN HOME REALTY COMPANY

E. H. Holland, Secretary

BY: Angus G. Wynne, Jr., President

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared ANGUS G. WYNNE, JR., President of AMERICAN HOME REALTY COMPANY, 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, as the act and deed of said Corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 6th day of November, 1952.

James J. Crawford
Notary Public in and for Dallas
County, Texas

James J. CRAWFORD, Notary Public
in and for Dallas County, Texas

Filed for Record on the 6 day of Nov A.D. 1952 at 3:15 o'clock P.M.
Duly Recorded this the 26 day of Nov A.D. 1952 at 3:15 o'clock P.M.
Instrument No. 175467

ED. H. STEGER, County Clerk
Dallas County, Texas

James J. Crawford Deputy

THE STATE OF TEXAS,
COUNTY OF DALLAS.

23364...\$5.00

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, American Home Realty Company, Marvin J. Patterson, Perry Greenspan, Jr., Robert S. Milner, Wallace P. Clyde, Jr. and L. F. Jordan, the owners of all lots situated in the Sixth Section of Wynnewood, Second Installment, an Addition to the City of Dallas, according to the official map or plat thereof on file and of record in the Map Records of Dallas County, Texas, as shown by the map recorded in Volume 31, page 101, Map Records of Dallas County, Texas, (said Sixth Section of said Wynnewood Addition, Second Installment, being hereinafter referred to as the "Addition"), subject to the reservation hereinafter set forth, hereby adopt the following restrictions, which shall apply to each lot or parcel of said addition, which shall hereafter be sold:

1. The restrictions herein contained shall run with the land and relate to the entire Addition, and shall provide a uniform plan for the improvement of said Addition, and shall be binding on all owners of lots in said Addition and all other parties and persons claiming under them and the heirs, successors, devisees, executors, administrators or assigns of all such persons. All such restrictions, subject to the reservation hereinafter set forth, shall continue in force until January 1, 1977, provided, however, said restrictions shall be automatically extended after said date for successive periods of ten years unless by a vote held during the year 1976, or during the last year of any successive ten-year period, a majority of the then owners of the lots located in said Addition vote to change these restrictions in whole or in part.
2. If the owner of any lot in said Addition or any other person shall violate or threaten or attempt to violate any of the restrictions herein contained, any person or persons owning any real property situated in said Addition, regardless of the date title to such property vested in any such owner or owners, shall be entitled upon application to a court of competent jurisdiction to a permanent injunction against such person or persons violating or attempting to violate these restrictions and any person or persons becoming the owner of any lot or lots in said Addition by accepting title to such lot or lots does thereby consent and agree that any court of competent jurisdiction may issue such permanent injunction. Said right to a permanent injunction as above provided shall not in any way constitute a waiver of the rights of any owner or owners of any lot or lots in said Addition to prosecute any other proceedings at law or in equity against the person or persons violating or attempting to violate any restriction herein contained, to which said owner or owners may be entitled under the laws of the State of Texas, as now or hereafter existing.
3. Invalidation of any one or more of the restrictions herein contained by judgement or court order shall in no wise affect any of the other provisions hereof which shall remain in full force and effect.
4. All lots in said Addition shall be residential lots.
5. There shall not be erected upon any lot in said Addition, more than one single family private residence and necessary servants' and other out-houses, and said premises shall be used for private residence purposes only, by one family only.
6. No building or fence shall be erected, placed or altered on any building plot in this subdivision until the building plans, the materials used in the exterior construction of the building the specifications and plot plan showing the location of such building and the type of material used in the construction of the fence and its location have been in writing approved as to type of material used and as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building and the fence with respect to topography and finished ground elevation by a committee composed of the Directors of the American Home Realty Company, or their duly elected successors, or by a representative designated by a majority of the members of said committee.

In the event said committee, or its designated representatives, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this restriction will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative shall be entitled to any compensation for services performed to this restrictions. The powers and duties of such committee, and of its designated representative, shall cease on and after January 1, 1967. Thereafter, the approval described in this restriction shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

7. No building shall be located nearer to the front lot line than 30 feet, or nearer to the side street line than 10 feet, or nearer to the side lot line than 10% of the average lot width.

8. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 8,000 square feet or a width of less than 70 feet at the front building set back line.

9. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.

10. No outbuilding or basement erected on any lot shall at any time be used as a dwelling, temporarily or permanently, nor shall any trailer, tent, or shack be placed on any lot, nor shall any residence of a temporary character be permitted.

11. No dwelling shall be erected on any lot in said Addition, the main structure of which (exclusive of one-story open porches and garages) contains less than 1,600 square feet of floor area in the case of one-story structures, or less than 1,900 square feet of floor area in the case of one and one-half, two or two and one-half story structures.

12. Alleys affecting all lots are reserved as shown on the recorded plat, for utility installation and maintenance.

13. No swine, poultry, goats, cattle, or other livestock shall be kept on any land located in said Addition.

14. The breach of any of the foregoing restrictions shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value as to lots and improvements thereon located in said Addition; provided, however, that the violation or attempted or threatened violation of said restrictions may be remedied by appropriate proceedings as above provided, and provided, also, that each of the foregoing restrictions shall remain at all time in full force and effect as against any violation thereof by said owner, whether such ownership is acquired by purchase, foreclosure, devise, inheritance or in any other manner.

The American Home Realty Company reserves the right, so long as the said American Home Realty Company is the owner of any said land in the Addition to amend, revise, or abolish any one or more of the foregoing restrictions and to revise the plat of such addition by instrument duly executed and acknowledged by it and filed in the Deed Records of Dallas County, Texas.

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EXECUTED THIS the 24th day of January, A.D. 1957.

AMERICAN HOME REALTY COMPANY

By: Burwell J. Thompson
Executive Vice President

ATTEST:

By: E. H. (Ted) Holland,
Secretary

Marvin J. Patterson
Marvin J. Patterson

Paul Greenspan, Jr.
Paul Greenspan, Jr.

Robert S. Milner
Robert S. Milner

Wallace P. Clyce, Jr.
Wallace P. Clyce, Jr.

L. F. Jordan
L. F. Jordan

THE STATE OF TEXAS,
COUNTY OF DALLAS.

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared BURWELL J. THOMPSON, Executive Vice President of AMERICAN HOME REALTY COMPANY, 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 considerations therein expressed, as the act and deed of said corporation, and in the capacity therein stated.

GIVEN under my hand and seal of office this the 24th day of January, A.D. 1957.



Barbara Duncan
Notary Public in and for Dallas
County, Texas.

THE STATE OF TEXAS,
COUNTY OF DALLAS.

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared MARVIN J. PATTERSON, 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 considerations therein expressed.

GIVEN under my hand and seal of office this the 24th day of January, A.D. 1957.



Barbara Duncan
Notary Public in and for Dallas
County, Texas.