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RESTRICTIONS AND COVENANTS GOVERNING PROPERTY AND LOTS IN CHAMPION FOREST, SECTION EIGHT, AN ADDITION IN HARRIS COUNTY, TEXAS, WHICH IS OWNED BY GREENWOOD PROPERTIES, INC.

Anita Rodeheaver
COUNTY CLERK
HARRIS COUNTY, TEXAS

THE STATE OF TEXAS)
)
COUNTY OF HARRIS)

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, Greenwood Properties, Inc., a Texas Corporation, acting through its duly authorized officers, for the purpose of creating and carrying out a uniform plan for the improvement and sale of lots in Champion Forest, Section Eight, an addition in Harris County, Texas, according to the plat thereof recorded in Volume 299, Page 21 of the Map Records of Harris County, Texas; and Greenwood Properties, Inc., is the owner of all of the lots in the said Subdivision known as Champion Forest, Section Eight and Greenwood Properties, Inc. desires to restrict the use and development of said property located in Champion Forest, Section Eight in order to insure that it will be a high-class restricted residential district:

NOW, THEREFORE, Greenwood Properties, Inc. acting through its duly authorized officers, does hereby impose the following restrictions upon the said property included within Champion Forest, Section Eight, which restrictions shall constitute covenants running with land and with each and every property owner purchasing or owning lots in Champion Forest, Section Eight, for their benefit and for the benefit of Greenwood Properties, Inc., and said restrictions shall constitute covenants running with the land and any beneficiary hereunder shall have the right to enforce such restrictions using whatever legal method deemed available.

A.

General Land Use

All lots in Blocks One (1), Two (2), Three (3), and Four (4), of said Champion Forest, Section Eight shall be and are hereby designated to be used for residential purposes only. All lots in Section Three are hereafter modified under "Section B, Covenants applying to Residential Lots".

Reserves are hereby designated to be unrestricted to be used for any purpose.

B.

Covenants Applying to Residential Lots

1. Land Use and Building Type:

No lot shall be used for any purpose except for single family residential purposes. The term "residential purposes", as used herein, excludes hospitals, clinics, duplex houses, apartment houses, boarding houses, hotels and commercial and professional uses, whether from homes, residences or otherwise, and all such uses of the lots are expressly prohibited. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling not to exceed two stories in height and a private garage for not more than three cars and permitted accessory structures. This restriction shall not prevent the inclusion of servants quarters in connection with a garage, for the use of bona-fide servants domiciled with a tenant or owner; nor the temporary use of a garage, office or residence used as a sales or construction office with written approval of the Architectural Control Committee, until December 31, 1985.

HOLD FOR
AMERICAN TITLE COMPANY