

the Restrictions Committee may be requested. No variance is permitted until such may be granted in writing by the Restrictions Committee.

(B) No secondary residence shall contain less than 750 square feet of enclosed living area excluding garages and porches. Any secondary residence must have at least a 1-car garage.

4. No tract will be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste will not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material will be kept in a clean, sanitary condition. No junk, wrecking or auto storage yards will be located on any tract, nor will any inoperative, unlicensed, or unregistered vehicles be allowed to remain parked out of a covered parking area for longer than thirty (30) days. Material of any kind stored on said property will be arranged in an orderly manner on the rear one-third (1/3) of said property and will be properly covered.

5. No noxious or offensive trade or activity will be carried out upon any tract, nor will anything be done thereon which may be or become an annoyance to the neighborhood. This restriction shall not preclude Seller from conducting the business of developing and selling lots situated within the subdivision to the general public, including maintaining an office for such purpose.

6. All boats and recreation vehicles shall be parked either in garages, or stored behind homes, out of sight from all other residence.

7. No outbuilding, garage, barn, tent, travel trailer and/or camper or any other temporary structure may be used as a dwelling, temporarily or permanently. The exception being that a travel trailer or camper may be occupied up to nine months during the construction of the primary residence.

8. Thirty (30) feet wide Roadway Easement for Somerset Trail [a 60 ft wide roadway over and through said subdivision] reserved over and across Tracts 4 through 20 as shown on the recorded plat (said easement lying 30 ft. each side of the centerline of Somerset Trail) and dedicated to San Jacinto County for public use by the recorded plat.

9. Easements are reserved along and within twenty (20) feet of all exterior boundary lines of the subdivision and ten (10) ft. along all interior lines of all tracts in this subdivision and twenty (20) feet adjacent and parallel to the right of way lines of Somerset Trail for the construction and perpetual maintenance of conduits, poles, wires, and fixtures for electric lights, telephone, water mains, sanitary and storm sewers, road drains, and other public and quasi-public utilities and to trim any trees which at any time may interfere with or threaten the maintenance of such lines, with right of ingress to and egress from across said premises to employees of said utilities. Said easement to also extend along any owner's side and rear property lines in case of fractional tracts. Said easements may also be used for future walking trails as approved and established by the POA.

10. No building or improvement of any kind will be placed or erected on any tract nearer than one hundred (100') feet to the front line or road right of way line nor nearer than twenty-five (25) feet to any side or rear tract line.

11. These covenants and restrictions will be binding upon the Purchaser, his successors, heirs and assigns. These covenants and restrictions are for the benefit of the entire subdivision hereinabove described.

12. Invalidation of any one or more of these covenants and restrictions by judgment of any Court will in no way affect any of the other covenants, restrictions and provisions herein contained, which will remain in full force and effect.

Somerset Shores LLC

By:

Its:

[Handwritten signature]
Agent

ACKNOWLEDGMENT

STATE OF TEXAS }

COUNTY OF San Jacinto }

This instrument was acknowledged before me on the 8th day of September, 2015, by Frank S. Nuchereno.

[Handwritten signature]

Notary Public, State of Texas



After Recording, Return To:
Somerset Shores LLC
12770 Coit Road, Suite 970
Dallas, TX 75251

20154986

24615

Filed for Record in:
San Jacinto County

On: Sep 24, 2015 at 02:39P

As a
Recordings

Document Number: 20154986

Amount 29.00

Receipt Number - 7465

By,
Kristina Perry

STATE OF TEXAS

COUNTY OF SAN JACINTO

I, Dawn Wright hereby certify that this instrument was filed in number sequence on the date and time hereon by me, and was duly recorded in the OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas as stamped hereon by me on

Sep 24, 2015

Dawn Wright, County Clerk
San Jacinto County, Texas