

This is not a legal document. This can be found at the Harris County courthouse, Vol. 1094, Page 378, Deed Records, Restriction filed 7-6-1938. Prior to 1936 lots were sold with deed restrictions for each lot sold.

Garden Villas Subdivision Deed Restrictions
Extended through December 31, 2029

1. (By federal and Texas law, this section has been deleted.)
2. No building except for residence purposes, garage and other outbuildings necessary to be used in connection with the residence shall be erected on any building site herein conveyed. Provided, however, that purchasers of any sites numbered S-70 to S-89, inclusive, in addition to residence and garage, may erect and maintain a florist establishment or poultry farm, or both.
3. Only one residence shall be erected on each site herein conveyed. All residences on sites abutting on the south side of streets shall face north, and all residences on sites abutting on the north side of streets shall face south, except residence on sites abutting on Park Drive (now South Haywood Drive), north of its intersection with Santa Fe Drive, which shall all face on Park Drive. Residences on sites 1 and 18 in Block 1 shall face in the direction optional with the purchaser. No residence shall face on West Drive (now Kopman Drive) or Prentiss Drive or Telephone Road, except the residence on Tract S-1, which shall face on Telephone Road. All sites abutting on Oak Drive (now Alpine and Alpine East Streets) shall face Oak Drive with the exception of S-70 and Site 7, Block 12, which shall face in the direction optional with the purchaser, and site 1, block 12 and S-89, which shall face Avenue B (now Brace Street).
4. There shall be exactly two feet between the property line and the nearest edge of the outside sidewalks placed on any residence site.
5. No garage or other temporary structures shall be erected on said building site to be used as a residence.
6. The cost of residences, exclusive of garage, servants' rooms and outbuildings, erected on all sites abutting on Santa Fe Drive north of its intersection with Avenue B, on all sites abutting on Sims Drive, and on Park Drive north of its intersection with Santa Fe Drive, shall be not less than \$4,500.00.
The cost of residences, exclusive of garage, servants' rooms and outbuildings, erected on all sites abutting on Avenue D, and on all sites South of Avenue D (now Dillon Street), shall be not less than \$2,200.00.
The cost of residences, exclusive of garage, servants' rooms and outbuildings, erected on all other sites shall be not less than \$3,500.00. It is understood and agreed that the cost of painting is included in the above named amounts, and that no residence or outbuilding shall be left unpainted.
7. There is reserved a permanent easement five (5) feet in width, on the rear end of each site, which abuts on an alley, and adjacent to the alley, for all telephone and light connections.
8. No surface or open toilet shall be erected on said building site.
9. No swine shall be raised or permitted upon said premises.
10. The grantor of the property herein conveyed retains the right of setting aside certain parcels of property in Garden Villas for schools, churches, parks, playgrounds, baseball park, tennis courts, or other recreation, pleasure or community purposes, and the grantor further retains the privilege of setting aside Blocks 29, 33, 34, 35 and 36 for any and all business or other purposes, and the Grantor specifically retains the privilege of passing upon the plans and methods of construction of any buildings or sidewalks to be erected on sites selected for business purposes. Paragraphs 1 to 7, inclusive, and 11 to 13, inclusive, of the restrictions in this deed, shall not apply to Blocks 29, 33, 34, 35 and 36. Sewer disposal plant is to be located on Tract S-36.
11. The building line of the land herein conveyed shall be at least thirty feet from and parallel with the front property line and no building or any part thereof shall be erected or placed upon the space between the said building and said property line. This restriction shall apply to galleries, porches and porte cocheres, but will not be construed to apply to front steps.
12. No garage, servants' house or other outbuildings on any site shall be built nearer than seventy feet of the front property line, and on corner sites nearer than thirty-feet of the side property line, or any street or avenue.
13. No fence higher than three and one half (3 ½) feet shall be erected on the front property line and must be placed on the front property line, and no fence on the side property line shall be higher than three and one half (3 ½) feet for a distance of fifty (50) feet back from the front property line.
14. There is reserved to the Vendor, its successor or assigns, the right at any time to construct, replace, maintain, inspect, alter, remove or repair the sewers, drains or water pipes, as now laid, in and upon lots in this addition, and the right of ingress and egress over and upon any of said lots for these purposes; it being understood that Vendor will repair any damage done by it to improvements on any such lot or lots by reason of the entry thereon by Vendor for any of the purposes next above enumerated.
15. All of the restrictions herein set forth shall be void on and after January 1st, 1940, unless at that time seventy-five percent of the then property owners shall be (sic) agreement extend said restrictions to run to a later date.