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RESTRICTIONS

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LAKELAND SECTION FOUR SUBDIVISION

DEEDS

THE STATE OF TEXAS)
COUNTY OF MONTGOMERY) KNOW ALL MEN BY THESE PRESENTS,

That, the property owners of Lakeland Section 4 desire to create and carry out a uniform plan and scheme for the improvement, development, maintenance, sale, and maintain exclusiveness for residential purposes of all property in Lakeland Section 4, and to accomplish such end does hereby adopt, establish, promulgate and impress the following Reservations, Restrictions and Covenants which shall be and are hereby made applicable to those properties located in Lakeland Section 4 which are herein defined as the "Subdivision

I.

DEFINITIONS

SUBDIVISION - Lakeland Section 4 of the George Taylor Survey, Abstract No. 555 in Montgomery County, Texas, including Block 13.

PROPERTY OWNERS' GOVERNING AUTHORITY - Lakeland Section 4 Civic Club through a duly elected Board of Directors. Lakeland Section 4 Civic Club was founded by the property owners; set up and incorporated under Texas statutes as a non-profit organization; and received Charter No. 173763, dated April 6, 1961, from the Secretary of State to legally transact business necessitated in maintaining and operating a subdivision; after L. W. Peay, original owner and developer, divested himself of all interests in the Subdivision and legally deeded these interests, namely, roads, lakes, levies, parkways, water wells and lines, Club House area, etc., to the property owners or trustees of Lakeland Section 4 Civic Club. By the term, Board of Directors, as used herein, it is meant the Board of Directors of the Lakeland Section 4 Civic Club.

BY-LAWS OF LAKELAND SECTION 4 CIVIC CLUB - These by-laws are guidelines for the operation of the Civic Club and for the election of a 13-member Board of Directors. The by-laws in force were adopted by Lot owners at a General Meeting held January 10, 1971.

LOT - That portion of platted territory or fractional part of block measured and set apart for individual and private use and occupancy according to the recorded plat of the Subdivision on file in the Plat Records of Montgomery County, Texas.

COMMUNITY PROPERTY - This includes all premises of the Subdivision on the recorded plat that are not designated as Lots defined above. Each property owner shall have an equal interest in this Community Property.

II.

GENERAL PROVISIONS

APPLICABILITY

1. Each Contract, Deed or Deed of Trust which may be hereafter executed with respect to any property in the Subdivision shall be deemed and held to have been executed, delivered and accepted subject to all of the provisions of this instrument, including, without limitation, the Reservations, Restrictions and Covenants herein set forth, regardless of whether or not any of such provisions are set forth in said Contract, Deed or Deed of Trust, and whether or not referred to in any such instrument.

RESERVATIONS

2. All conveyances of property made in Section No. 4 have been made subject to all easements, rights-of-way, stipulations, restrictions and reservations of record.

3. The property owners within the Subdivision have the right to use all Community Property shown on the recorded plat of the Subdivision only so long as they are in "good standing" with regard to "Maintenance Dues" and are not in violation of any of these restrictions. Further, the Community Property can be used for the enjoyment of such Lot owners' guests, representatives, and invitees subject to all reservations.

4. The Community Property shown on the recorded plat is for the common use and benefit of Lot owners, their guests, and invitees, with such common use limited to that of walkways, horse and bicycle paths and shall not be used by any motor vehicle except such necessary vehicles used for the improvement and/or maintenance of the Subdivision, and designated parking areas in existence. By majority vote of property owners, sections of the common use property may be reserved or set aside for specific common uses and benefits other than above.

5. The utility easements shown on the recorded plat are dedicated with the reservation that such utility easements are for the use and benefit of any public utility and for the benefit of the property owners in the Subdivision to allow for the construction, repair, maintenance and operation of a system or systems of electric light and power, telephone lines, gas, water, sanitary sewers, storm sewers and any other utility or service which the Civic Club may find necessary or proper.

6. Specifically set out is the right to repair waterlines. The Board of Directors or Civic Club shall not be liable for any damage done to shrubbery, trees, flowers or other property of the land owner, with necessary notification, in advance, if possible.

DURATION

7. The provisions hereof, including the Reservations, Restrictions and Covenants herein set forth, shall run with the land, shall be perpetual and shall be binding upon all persons or parties claiming under it or them, except that at any time and from time to time, with thirty (30) day's written notice, a majority of these Lot owners in the Sub division shall have the right to execute and record an instrument or instruments changing the provisions hereof, in whole or in part, and the provisions of said instrument or instruments shall become effective on the next day following the day on which such executed instrument shall be recorded in the Deed Records of Montgomery County, Texas. Each property owner shall have one vote.

ENFORCEMENT

8. In the event of any violation or attempted violation of any of the provisions hereof, including any of the Reservations, Restrictions or Covenants herein contained, enforcement shall be authorized by any proceedings at law or in equity by the Board of Directors or any person or persons owning property in the Subdivision against any person or persons violating or attempting to violate any of such provisions, including proceedings to restrain or prevent such violation or attempted violation by injunction, whether prohibitive in nature or mandatory in commanding compliance with such provisions; and it shall not be a prerequisite to the granting of any such injunction to show inadequacy of legal remedy or irreparable harm. Likewise, any person entitled to enforce the provisions hereof may recover such damages as such person has sustained by reason of the violation of such provisions.

PARTIAL INVALIDITY

9. In the event that any portion of the provisions hereof shall become or be held invalid, whether by reason of abandonment, waiver, estoppel, judicial

decision or otherwise, such partial invalidity shall not affect, alter or impair any other provision hereof which was not thereby held invalid; and such other provisions, including Restrictions, Reservations and Covenants shall remain in full force and effect, binding in accordance with their terms.

III.

ARCHITECTURAL CONTROL

GENERAL

1. Until such time as an Architectural Control Committee or Building Committee is elected, a committee that controls the quality of construction herein, the Board of Directors has the authority to control the quality of all proposed construction to assure that it is to be in compliance with the intent of these deed restrictions. If necessary, the Board may request construction plans, specifications and plats showing the location of any home on any property in the Subdivision. Approval shall be granted or withheld based on matters of compliance with the provisions of this instrument, quality of materials, harmony of external design with existing and proposed structures and location with respect to topography and finished grade elevation.

2. The Architectural Control or Building Committee shall consist of three (3) members who are property owners within the Subdivision. These committee members shall be elected in the same manner as the officers of the Civic Club. Upon the death, resignation, refusal or inability of any member of the committee to serve, the Board of Directors may fill the vacancy by appointment, pending the next election.

IV.

GENERAL RESTRICTIONS

LAND USE AND BUILDING TYPE

1. All Lots of the Subdivision are hereby designated to be used for single-family residential purposes only. The term residential purposes as used herein excludes hospitals, clinics, 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 house trailer, mobile home, motor home, camper vehicle or motor vehicle (or portion thereof) shall be used as a residence, (either temporarily or permanently) on any Lot. Mobile homes or house trailers cannot be brought into the Subdivision. Recreational vehicles are allowed. No Lot in the Subdivision shall be used for any commercial, business or professional purpose nor for church purposes, except Lot 1 in Block 2 and Lots 1 and 11 in Block 13, which are designated as either residential or for commercial purposes. However, in order to maintain a high standard and to eliminate the type of business that may be objectionable to a desirable residential section, the Board of Directors reserve the right to approve type of building and/or type of business if contemplated. Specifically excluded would be bill boards, junk yards, tourist camps, dance halls, used car lots, beer gardens, massage parlors.

2. No noxious or offensive activity of any sort shall be permitted, nor shall anything be done on any Lot which may be or become an annoyance or nuisance to the Subdivision.

3. No structure of a temporary character nor any trailer, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence.

4. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other common household pets may be kept as household pets provided they are not kept, bred or maintained for commercial purposes and provided they do not constitute a nuisance and do not, in

the sole judgement of the Board of Directors, constitute a danger or potential or actual disruption of other Lot owners, their families or guests. No animals or poultry may roam on Community Property unless on a leash or accompanied by owner.

5. All Lots shall be kept at all times in a sanitary, healthful and attractive condition, and the owners or occupants of all Lots shall keep all weeds and grass thereon cut and shall in no event use any Lot for storage of material or equipment except for normal residential requirements or incident to construction of improvements thereon as herein permitted, nor shall such owners or occupants permit the accumulation of garbage, trash or rubbish of any kind thereon. Boat trailers, boats, travel trailers, automobiles, campers, or vehicles of any kind are not to be semipermanently stored in the street rights-of-way. Semipermanent is defined as exceeding an eighteen (18) hour period of time.

In the event of default on the part of the owner or occupant of any Lot in observing the above requirements or any of them, such default continuing after ten (10) days' written notice, by certified mail, thereof, the Board of Directors may, without liability to the owner or occupant in trespass or otherwise, enter upon (or authorize one or more others to enter upon) said Lot, and cause to be cut, such weeds and grass, and remove or cause to be removed such garbage, trash and rubbish or do any other thing necessary to secure compliance with these restrictions, so as to place said Lot in a neat, attractive, healthful and sanitary condition, and a charge not to exceed \$25.00 may be charged to the owner or occupant of such Lot for the reasonable cost of such work and associated materials. The owner or occupant, as the case may be, agrees by the purchase or occupation of the property to pay such statement immediately upon receipt thereof; however, the payment of such charge is not secured by any nature of lien on the property.

6. The digging of dirt or the removal of any dirt from any Lot is expressly prohibited except as necessary in conjunction with the landscaping of or construction or repair on such Lot.

7. No rifles shall be fired on lake or lake property. Shot guns can be used during duck season or to kill snakes. No minors will be allowed to carry any firearms unless accompanied by parent.

8. Nothing which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways with the triangular area formed by intersecting street property lines and a line connecting them at points fifteen (15) feet from the intersection of the connecting property (or extensions thereof) shall be placed, planted or permitted to remain on corner lots.

9. No outside toilets will be permitted, and no installation of any type of device for disposal of sewage shall be allowed which would result in raw or untreated or unsanitary sewage being carried into any water body. No septic tank or other means of sewage disposal may be installed unless approved by the proper governmental authorities having jurisdiction with respect thereto or the Board of Directors, except for construction purposes.

10. At no time shall the drilling, usage or operation of any water well be permitted on any Lot where used for human consumption.

BUILDING LOCATIONS

11. In accordance with the recorded plat, and except as provided herein, no part of any building shall be located upon any Lot nearer to the front line than twenty (20) feet, where possible, or nearer than five (5) feet to a side Lot line, nor nearer than five (5) feet to the rear Lot line, except that where a

Lot is adjacent to a side street, no building located upon such Lot shall be nearer than ten (10) feet to the side street line. In the event a Lot contains a utility easement, then no building shall be constructed upon such utility easement. Notwithstanding the foregoing, an owner of two or more adjacent Lots shall be permitted to build a single residence upon such Lots without regard to restrictions which would otherwise be applicable to the side Lot lines which separate such Lots.

The front of the Lot is the property line having the smallest dimension on a street, where possible.

LOT AREA AND WIDTH

12. Lots may be resubdivided into building sites comprised of a part of one or more Lots as platted, provided that no detached dwelling shall be erected or placed upon any building site containing less than 7,500 square feet in area or having a width of less than 75 feet at the front building line shown on the recorded plat of said Subdivision.

DWELLING SIZE AND CONSTRUCTION

13. The living area of the main residence structure exclusive of porches, whether open or screened, garage, or other carparking facility, terraces, driveways shall not be less than 900 square feet of floor space.

USE OF LAKES

14. The lakes are designated for the use and benefit of property owners in Lakeland Section 4, husbands or wives and single children living at home, and guests, only when property owner is physically on his premises, or carries badge of authority from owner.

All parties using said lakes in the Subdivision shall do so at their own risk and benefit, and the Subdivision does not assume any liability by reason of the use of said lakes. Owners are liable for any damage caused by guests.

15. Each property owner shall have no more than four fishing guests on any one day other than relatives. For more, prior arrangements must be made.

16. All swimming must take place in Lake No. 7, or lake provided for swimming.

17. Each Lot owner shall take an active part in trying to improve the lakes, fish and fishing conditions.

18. Row boats shall be permitted or used on the water of the lakes but no gasoline motors to propel said rowboats may be used nor any motor boats of any type except at the direction of the Board of Directors in the maintenance of the lakes. Electric trollers are permissable.

USE OF ROADS

19. All roads in the Subdivision are private roads and are designated for the use of property owners.

To maintain the privacy of the roads and not let them become public roads by usage, once each year in September the entrance to the Subdivision shall be blocked from public use.

20. The speed limit shall not exceed 20 miles per hour, except where otherwise posted.

21. Trucks and/or trailers or both in excess of 10 tons shall not be permitted use of the roads, except for construction purposes.

V.

MAINTENANCE FUND

1. Each property owner in the Subdivision shall be and is hereby made subject to a maintenance charge of not less than \$7 per month (\$84.00 per year) nor more than \$15 per month (\$180 per year). Except as otherwise hereinafter provided, the maintenance charge shall be paid quarterly by the property owner in advance, on or before the 1st day of each month. Each property owner pays one assessment per occupied dwelling.

2. The maintenance charge shall be used to create a fund to be known as the "Maintenance Fund."

3. The exact amount of each monthly maintenance charge will be determined by the Board of Directors with each change becoming effective thirty (30) days after the date of notice to the property owners of such change. All other matters relating to the assessment, collection, expenditure and administration of the Maintenance Fund shall be determined by the Board of Directors.

4. The maintenance charges collected shall be paid into the Maintenance Fund to be held in trust and used for the benefit directly or indirectly, of the Subdivision; and such Maintenance Fund may be expended by the Board of Directors for any purposes which, in the judgment of the Board of Directors will tend to maintain the property values in the Subdivision, including, but not by way of limitation,

- a. Providing for the enforcement of the provisions of this instrument;
- b. For the maintenance, operation, repair of water wells and lines;
- c. For the maintenance, operation, repair, benefit and welfare of any recreational facilities or maintenance service easements;
- d. Maintenance of streets, paths, parks, parkways, resident security, mosquito control;
- e. Generally for doing any other thing necessary or desirable in the opinion of the Board of Directors to maintain or improve the property of the Subdivision.

The use of the Maintenance Fund for any of these purposes is permissive and not mandatory, and the decision of the Board of Directors with respect thereto shall be final, so long as made in good faith.

5. In order to secure the payment of the maintenance charge hereby levied, a lien shall be and is hereby reserved in this instrument of Restrictions which lien shall be enforceable through appropriate judicial proceedings by the Board of Directors on any Lot or Lots held to be three (3) months delinquent in payments. Said lien shall be deemed subordinate to the lien or liens of any bank, insurance company or savings and loan association ("Institutional Lender") which hereafter lends money for the purchase of any property in the Subdivision, and/or for the construction (including improvement) and/or permanent financing of improvements on any such property. All past due maintenance charges shall bear interest from their due date at 8% per annum until paid.

RESTRICTIONS
LAKELAND SECTION FOUR SUBDIVISION

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The following restrictions shall become effective January 1, 1977, and hereby supersede, cancel and void the restriction covenants and lake rules on L. W. Peay's lots in Section No. 4 in Lakeland Subdivision of the George Taylor Survey, Abstract No. 555 in Montgomery County, Texas (including reservations), recorded in Volume 432, Page 381, and the same on Block 13, recorded in Volume 503, Page 505 of the Deed Records of Montgomery County, Texas.

These new restrictions are put into effect in the manner prescribed by the original restrictions in that they can be changed in whole or in part by vote of a majority of the present lot owners. A majority of the present lot owners have signified their vote of acceptance of the new restrictions by their signature on the last pages.

At the General Meeting of Lakeland Section 4 Civic Club, October 10, 1976, with a quorum of members present, a vote was taken on these Deed Restrictions (after being discussed and voted on article by article); and a majority voted to adopt them and have them become effective at the designated time.

IN WITNESS whereof, we, the Officers and Directors, set our hands and signatures this day

J. R. Glenn Dander
Block 1
Mary L. Simpson
Block 2
Henry H. Reed
Block 3
Louis K. Reed
Block 4
H. H. Wells
Block 5
Arma B. Hanks
Block 6
Sarah D. Hanks
Block 7

Charles W. Hanks
Block 8
W. H. Lee
Block 9
W. H. Lee
Block 10
Don Zook
Block 11
Jim Hanks
Block 12
Bill Lee
Block 13
W. H. Lee

Eugene T. Hanks
President
H. H. Wells
Vice-President
Sarah E. Burch
Secretary-Treasurer

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE me the undersigned authority, on this day personally appeared Eugene T. Hanks, known to me to be the person whose name is subscribed to the above as President of Lakeland Section 4 Civic Club, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 26th day of December, 1976.

H. H. Wells
Notary Public

LAKELAND SECTION 4 OWNERS -- BY BLOCKS -- 10-10-76

BLOCK NO. 1

Lot 1 Paul Buchmann
 Paul Buchmann
 Lots 2, 3 C. W. Gardner
 C. W. Gardner
 Lot 4 J. P. Killingsworth
 J. P. Killingsworth
 Lot 5 J. B. "Jim" Sanders
 J. B. "Jim" Sanders
 Lots 6, 7 J. R. Glenn Sanders
 J. R. Glenn Sanders
 Lot 8 Gilbert May
 Gilbert May

BLOCK NO. 2

Lot 1 Herbert Ferguson
 Herbert Ferguson
 Lot 2 R. W. Stallones
 R. W. Stallones
 Lot 3 Ella Whitworth
 Ella Whitworth
 Lots 4, 5, 6 Mary Valone
 Mary Valone
 Lots 7, 8 W. P. "Buddy" Armstrong
 W. P. "Buddy" Armstrong
 Lots 9, 10 Henry Kessel
 Henry Kessel
 Lot 11 T. A. Follis
 T. A. Follis
 Lots 12, 13 Fred McClendon
 Fred McClendon
 Lots 14, 15, 16 L. F. Roberts
 L. F. Roberts
 Lot 17 George Davis
 George Davis

BLOCK NO. 3

Lot 1 Bobby Crain
 Bobby Crain
 Lots 2, 3 Dorothy Beck
 Dorothy Beck
 Lot 4 G. L. Conner
 G. L. Conner
 Lot 5 W. C. Brantly
 W. C. Brantly
 Lot 6 R. W. Garrison
 R. W. Garrison
 Lot 7 George Jones
 George Jones
 Lot 8 M. T. Gregory
 M. T. Gregory
 Lot 9 David Heavin
 David Heavin

BLOCK NO. 3 - Continued

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Lots 10, 11

Bill Westberg

Lots 12, 13, 14

Mary Simpson

Lots 15, 16

James McDonald

BLOCK NO. 4

Lot 1

M. L. Smith

Lot 2

Gene Hall

Lot 3

Ray Flores

Lot 4

Emma Barker

Lot 5

James A. Wallis

Lot 6

Louis Kaleel

BLOCK NO. 5

Lot 1

Gus Urbanousky

Lot 2

Arnold LaBauve

Lot 3

Paul Cross

Lots 4, 5, 6

Homer Cross

Lot 7

E. H. Sturup

Lot 8

Oma Ball

Lot 9

Harry Wells

BLOCK NO. 6

Lot 1

Sam Armstrong

Lot 2

Bagley

Lot 3

C. R. Goforth

Lot 4

Cleburn

Lot 5

Albert Japari

Lots 6, 8

M. L. Landrum

Lot 7

George Jones

Lot 9

Gus Moore

Lot 10

Rommie Galindo

BLOCK NO. 6 - Continued

Lot 11 Bennie McWilliam
 Lot 12 Bennie McWilliam
 Lot 13 R. L. Johnson
 Lot 14 Willie Kaleel
 Lot 15 Bill Healer
 Lots 16,17 E. E. Rumery
 Lot 18 E. T. Hanks
Kenneth Schooler

BLOCK NO. 7

Lot 1 Paul Kunz
 Lot 2 Paul Kunz
 Lots 3,4 Bill Dillishaw
 Lots 5,6 J. B. Watson
 Lot 7 Paul Glover
 Lot 8 Mark Johnson
Arlene Nash - Russell

BLOCK NO. 8

Lot 1 Carl Johnson
 Lot 2 Robert Jule
 Lot 3 Skip Weatherford
 Lot 4 T. C. Bailey
 Lots 5,6 Marlow Edgar

BLOCK NO. 9

Lot 1 L. D. King
 Lot 2,6 Johnnie Armstrong
 Lots 3,4 Mike Kaleel
 Lot 5 George Renberg

BLOCK NO. 10

Lot 1 J. C. Tatum
 Lots 2,3 Mike Thorn-Leeson

BLOCK NO. 10 - Continued

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Lots 4,9	<u>U. C. Eootn</u>
Lot 5	<u>Melton Schnopps</u>
Lots 6,7	<u>Francis Janos</u>
Lot 8	<u>Peter Valone</u>
Lots 10,11	<u>Emil Knebel</u>
Lot 12	<u>W. C. Knebel</u>
Lot 10A	<u>Charles Figner</u>

BLOCK NO. 11

Lots 1,2,13,14	<u>Ma</u>
Lot 3	<u>U. C. Eootn</u>
Lot 4	<u>George Kalepi</u>
Lot 5	<u>Don Zook</u>
Lot 6	<u>Bernard A. Thompson</u>
Lot 7	<u>Bernard Thompson</u>
Lots 8,9	<u>W. C. Knebel</u>
Lot 10	<u>Charles Figner</u>
Lots 11,12	<u>Charles Figner</u>

BLOCK NO. 12

Lot 1	<u>David Branson</u>
Lot 2	<u>David Branson</u>
Lots 3,4	<u>Stoya Lerkowski</u>
Lot 5	<u>Clayton Smith</u>
Lot 6	<u>James Kinner</u>
Lots 7,9,10	<u>Henry Kinnaird</u>
Lot 8	<u>Tim Thompson</u>
Lot 11	<u>A. M. Grant</u>
Lots 12,13	<u>Lois Ferguson Kernion</u>
Lot 14	<u>Jack Figner</u>

A. R. Talley

BLOCK NO. 13

Lot 1	<u>Richard Brown</u>
Lot 2	<u>Don Bowles</u>
Lot 3	<u>Mike Johnson</u>
Lots 4,5	<u>Dorothy Talley</u>
Lot 6	<u>Ered Campsen</u> <i>whereabouts unknown</i>
Lot 7	<u>William Hardin</u>
Lots 8,9,10	<u>Dell Lee</u>
Lot 11	<u>Ed White</u>
Lots 12,13	<u>Ben LaGarce</u>
Lot 14	<u>Steven Friday</u>
Lots 15,16	<u>Hollis Bible</u>
Lot 17	<u>H. T. Smith</u> <i>whereabouts unknown</i>
Lot 18	<u>Richard Williams</u>
Lot 19	<u>J. P. Stone</u>
Lots 20,21	<u>Paul Engelbrecht</u>
Lot 22	<u>Wayne Romoser</u>
Lot 23	<u>Jesse Carter</u>

FILED FOR RECORD
AT 9 O'CLOCK A.M.

DEC 29 1978

ROY HARRIS, Clerk
County Court, Montgomery Co. Tex.
By *Bethie Weir* Deputy

7956-C

RF

April, 6, 1989

Lakeland Section Four Civic Club
 Montgomery County
 State of Texas
 Incorporated # 173763-1

We the following, duly elected officers and board of directors of
 Lakeland Section Four Civic Club:

President: Dorothy Talley

Vice President: Kent Hahne

Secretary: Cynthia Lyon

Treasurer: Doris Dilleshaw

Board of Directors:

Wendell Ragsdale

Bernard Thompson

Kent Hahne

Ella Whitworth

Gilbert May

Irene May

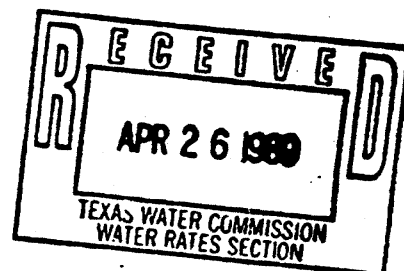
Doris Dilleshaw

Bill Dilleshaw

Cynthia Lyon

Lucille Watson

Matilda Armstrong



Do hereby acknowledge that the following persons being members of
 Lakeland Section Four Civic Club by virtue of address, have voted by a
 majority of 58 of the 112 owners to revise the deed restrictions of
 Lakeland Section Four pertaining to the Maintenance Fund. Article Five,
 Paragraph One, Page Six.

To read and be recorded as follows:

1. Each property owner in Lakeland Section Four Subdivision shall
 be and is hereby made subject to a maintenance fee of no more than \$15.00
 per lot per month.

Each property will be assessed according to the following formula.

A. All properties consisting of a dwelling, plus adjoining lots, shall
 be subject to a full maintenance fee for the primary lot and one third
 maintenance fee for each adjoining lot.

B. Owners of separate single lots shall pay a full maintenance fee for
 each lot owned.

C. Except as herein after provided, the maintenance fee shall be paid
 quarterly by the property owner in advance, on or before the fifth day of each quarter.

Signature

President

Dorothy M. Talley

Dorothy Talley

STATE OF TEXAS
 COUNTY OF MONTGOMERY

BEFORE ME, a Notary Public, on this the 6th day of April, 1989,
 personally appeared the Officers and Board of Directors of the
 Lakeland Section Four Civic Club whose names are subscribed to the
 foregoing instrument and acknowledged to me that they executed the
 same for the purposes and considerations therein expressed.

