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28-01-30 X 150

PROPERTY RESTRICTIONS
Units 5 and 11 thru 16
CARDINAL HILLS SUBDIVISION
Travis County, Texas

WITNESS:

Pyramid Properties Corporation, owner of Cardinal Hills Subdivision, Units 5 and 11 thru 16, Travis County, Texas, unrecorded subdivisions, does hereby adopt and impress such property with the following restrictions and covenants. These same restrictions and covenants shall be recorded upon the filing of a plat of such units of Cardinal Hills Subdivision.

- 1. The following lots are restricted to Single Family residences.
 - Unit 5 Lots 9 thru 20, 22 thru 38; 48 thru 61; 81 thru 94; and 113 thru 121, and 123 thru 142.
 - Unit 11 Lots 1 thru 30
 - Unit 12 Lots 36 thru 110
 - Unit 13 Lots 35 thru 39 and 46 thru 66
 - Unit 14 Lots 1 thru 26; and 38 thru 127
 - Unit 15 Lots 1 thru 183 and 189 thru 194
 - Unit 16 Lots 16 thru 87 and 93 thru 121

- 2. The following lots are restricted to Multi-Family Duplex projects.
 - Unit 12 Lots 27 thru 35
 - Unit 13 Lots 27 thru 34 and 40 thru 45
 - Unit 14 Lots 27 thru 34 and 81 thru 87
 - Unit 15 Lots 184 thru 188
 - Unit 16 Lots 88 thru 92 and 13, 14 and 15

- 3. The following lots are restricted to Multi-Family Apartment projects.
 - Unit 12 Lots 16 thru 26
 - Unit 13 Lots 15 thru 26
 - Unit 14 Lots 35 thru 41 and 71 thru 80
 - Unit 16 Lots 7 thru 12

- 4. The following lots are restricted to Commercial - Retail uses.
 - Unit 11 Lots 31 thru 37
 - Unit 12 Lots 1 thru 15
 - Unit 13 Lots 1 thru 14
 - Unit 14 Lots 42 thru 70
 - Unit 16 Lots 1 thru 6



5. All Residential lots identified in paragraph 1 above shall be subject to the following restrictions:

- A. No building or land shall be used except for one family dwellings. All residential structures shall be of new construction and contain not less than 1200 sq. ft. of living area.
- B. No residential lot shall be used for any commercial purposes even though such purposes shall be incidental to such residential usage of the property.
- C. Setback requirements on residential lots are as follows: No permanent structure shall be erected closer than 25 ft. to the street right of way which such lot faces and no closer than 10 ft. to the rear lot line. On corner lots the setback line on the side of such lot facing the street which runs along the longest side of such lot shall be no less than 15 ft. No structure shall be erected closer to the side lot line than a distance equal to 10% of the width of each lot.
- D. No sign shall be placed, erected or constructed on any residential lot except a sign not to exceed 2 sq. ft. in area which may bear only one name for each family housed within such residence located thereon.

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6. All Multi-Family Duplex lots identified in paragraph 2 above shall be subject to the following additional restrictions.

- A. No building shall be erected except for one or more of the following uses: Any use permitted in paragraph 5 above or two-family dwellings.
- B. Two family duplex dwellings shall contain not less than 2200 sq. ft. of living area and shall be of new construction.

7. All Multi-Family Apartment lots identified in paragraph 3 above shall be subject to the following additional restrictions.

- A. Apartment dwelling groups shall be of new construction and contain 51 or more units, provided:
 - (i) The site shall be not less than one acre.
 - (ii) Each individual building within the apartment complex shall contain two or more dwelling units.
 - (iii) The apartment dwelling group shall be designed as one unit (apartment complex) and connected by common water and sanitary sewer system.
 - (iv) Parking requirements:
 - Offstreet parking spaces shall be provided in accordance with the following schedule.

(a) Efficiency	one space each
(b) One Bedroom	1-1/2 spaces each
(c) Two Bedroom	2 spaces each
(d) Each additional bedroom	1/2 space each

 - One offstreet parking space for each 300 sq. ft. of gross floor area shall be provided for private or community clubs providing regular food or alcoholic beverage service developed on the site of such apartment complex.
- B. Every building constructed shall provide a lot area of not less than 800 sq. ft. per family.

8. All Commercial - Retail lots described in paragraph 4 above shall be of new construction and no building shall be erected or structurally altered on such lots except for one or more of the purposes permitted by 5-A, 5-B, 5-C, 6, 10-C or 11 of the Zoning Ordinance of the City of Austin, Texas, the provisions of which ordinance are adopted herein and incorporated by reference.

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9. All lots in the above units of Cardinal Hills Subdivision are subject to the following general conditions.

- A. Exterior walls of all single family residence, duplex, apartment, business or accessory buildings shall consist of at least 50% masonry or rock.
- B. No structure of any temporary character, mobile trailer, tent, or other non-permanent building of any nature shall be used or maintained on any lot. No lot shall be occupied until potable water is available, adequate for family use and adequate for use and operation of septic tanks.
- C. No lot shall be re-subdivided without prior approval of Pyramid Properties Corporation, its successors or assigns. Unless otherwise provided hereinabove, no more than one residence may be constructed upon any single lot, and no residential lot shall have less than 7,000 sq. ft. Lots exceeding 18,000 sq. ft. may be subdivided so long as the smallest re-subdivided lot shall contain not less than 9,000 sq. ft.
- D. No open toilet shall be erected or maintained on lots except chemically treated receptacles and then during construction only. Septic systems shall have not less than 500 gallon capacity and a drain field of not less than 150 ft. and shall be installed in accordance with and subject to the approval of the City of Austin, Travis County Health Office specifications.

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- E. All trash and refuse containers shall be contained within a covered structure.
- F. Construction must be completed within 120 days from starting date unless otherwise permitted by Pyramid Properties Corporation Architectural Control Committee.
- G. No fence shall be constructed nor hedge permitted which shall exceed 6 feet in height and no fence shall exceed the setback requirements provided for herein except that fences may be constructed on the rear lot line and side lot lines on inside lots. Fences on corner lots shall not exceed the setback limitations as to setback lines pertaining to front or side lots fronting on street.
- H. No unlawful, noxious or offensive activity shall be carried on nor shall any lot be used for such activity which may become an annoyance or nuisance to the adjacent lot, neighborhood or subdivision.
- I. No abandoned vehicles, trash, furniture, fixtures, debris, building supplies or machinery of any kind shall be maintained, stored or allowed to remain on any lot.
- J. No animals, livestock or poultry of any kind shall be raised, bred or kept on any residential lot except for dogs, cats or any type of household pet provided they are not kept, bred or maintained for commercial purposes.
- K. No residential or multi-family duplex or accessory structure shall exceed 35 ft. in height.
- L. Prior to construction of improvements, plans and specifications shall first be approved by the Architectural Control Committee of Pyramid Properties Corporation. Pyramid Properties Corporation, its successors or assigns, reserves the right to release in whole or in part any restriction herein contained and further reserves the right to include in any contract of deed hereafter made additional restrictive covenants not inconsistent with these herein contained. Further, these covenants shall be subject to the zoning requirements or such changes as may be required by the municipal authority having jurisdiction over said property.
- M. Where reference is made to the City of Austin Zoning Ordinance such ordinance as passed July 17, 1941 and amendments thereto prior to and including March 27, 1969, shall be applicable hereto.
- N. Restrictions and covenants herein shall bind purchaser and his successors, heirs and assigns provided the same apply to such property until January 1, 2030. Such restrictions and covenants are for the benefit of the entire subdivision and may be inviolate by any property owner in each such subdivision.
- O. Invalidation of any one or more of these restrictions and covenants by a legally constituted authority shall in no wise affect any other provision, which other provisions shall remain in full force and effect.

EXECUTED this 28 day of April A.D., 1970.

PYRAMID PROPERTIES CORPORATION


Dave Gebron

(NO SEAL)

PROPERTY RESTRICTIONS
Units 5 and 11 thru 16
Cardinal Hills Subdivision
Travis County, Texas

28-0133

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, on this day personally appeared
DAVE GeBRON, known to me to be the person whose name is subscribed to the fore-
going instrument, and acknowledged that he executed it as the act of PYRAMID PRO-
PERTIES CORPORATION, for the purposes and consideration therein expressed and in
the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28 day of
April A.D., 1970.

Stanley L. ...
Notary Public in and for
Dallas County, Texas
NOTARY PUBLIC-DALLAS COUNTY, TEXAS
MY COMMISSION EXPIRES JUNE 1, 1971

(NOTARY SEAL)

FILED
MAY 1 7 52 AM '70
Emilie Limberg
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me; and was duly
RECORDED. In the Volume and Page of the named RECORDS
of Travis County, Texas, as Stamped hereon by me, on

MAY 1 1970



Emilie Limberg
COUNTY CLERK
TRAVIS COUNTY, TEXAS

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