

DEERWOOD LAKES ASSOCIATION, INC.
THE PROPERTY OWNERS ASSOCIATION GOVERNING
DEERWOOD LAKES AND DEERWOOD EAST SUBDIVISIONS
DEED RESTRICTION HIGHLIGHTS

The following list provides the highlights of the Deerwood Lakes Association Deed Restrictions. Please note that this list is not a complete list of the requirements. The actual Deed Restrictions need to be reviewed for more information.

- All improvements made to a property must be submitted and approved by the Architectural Control Committee PRIOR to improvements being made. (Article III, Section 2)
- "All dedications, limitations, restrictions and reservations shown on the Subdivision plat are incorporated within and made a part hereof as if fully set forth herein, and shall be construed as being adopted in each and every contract, deed or conveyance executed by or on behalf of any Owner, . . . conveying the property or any part thereof, whether specifically referred to therein or not" (Article II, Section 2).
 - In other words, what has been designated as common properties, reserve properties, and/or amenities CANNOT be encroached upon by individual owners.
 - In other words, common properties and/or amenities CANNOT be changed to other uses without two-thirds of the property owners voting for the change.
- Only new construction is allowed; no residential buildings are to be moved into the subdivisions. (Article III, Section 1).
- Only single-family homes are allowed. (Article III, Section 3)
 - One story homes are to have a minimum of 1500 square feet, exclusive of open porches and garages
 - One-and-a-half story homes or two story homes are to have a minimum of 2000 square feet, exclusive of open porches and garages.
 - Two story homes are not to exceed a height of thirty-five (35) feet. (Article III, Section 1)
 - Detached garages are to be single-storied. (Article III, Section 1)
 - "No building is to be located on any lot nearer that twenty (20) feet to the front line or nearer to the side street lines shown on the recorded plat" (Article III, section 5).
 - "No building shall be located nearer than five (5) feet to any interior lot line, except that a garage or other permitted accessory building located sixty-five feet or more from the Lot line may be located within three (3) feet of any interior Lot line" (Article III, Section 5).
 - "No main residence building nor any part thereof shall be located on any interior Lot nearer than fifteen (15) feet to the rear lot line" (Article III, Section 5).

- "Unless otherwise approved in writing by the Architectural Control Committee, each main residence building will face the front of the Lot, and each detached garage will face and be located at least fifty five (55) feet from the front of the Lot on which it is situated and will be provided with the driveway access from the front of the Lot only" (Article III, Section 5).
- Garages CANNOT be constructed until the construction of the main residential building has begun. (Article III, Section 8)
- No residential lot is to be used for business or professional purposes of any kind, or for commercial or manufacturing purposes. (Article III, Section 1)
- Lots cannot be subdivided without PRIOR written approval of the Board of Directors of Deerwood Lakes Association, Inc. (Article III, Section 6).
- The shooting of firearms, fireworks, or firecrackers is expressly forbidden (Article III, Section 7).
- Temporary buildings (Article III, Section 8)
 - Temporary structures are NOT to be used as residences.
 - The following CANNOT be stored on streets or driveways. Storage must be screened from public view by fence, shrubbery, hedges, or trellises.
 - boats or boat trailers
 - trailers
 - travel trailers
 - recreational vehicles
 - inoperative automobiles,
 - campers
 - vehicles of any kind
 - portable buildings
- Signs and billboards are expressly forbidden without written consent of the Architectural Control Committee. (Article III, Section 9)
- No Lot is to be used for storage of any refuse or trash, including non-operating vehicles, and/or building materials that can be viewed from the roads, fairways, or any other public areas. (Article III, Section 11)
- Fences (Article III, Section 13)
 - Fences must be approved by the Architectural Control Committee PRIOR to construction if visible from the street.
 - Fences are to be of ornamental iron, wood, or masonry construction.
 - Chain-link fences cannot be visible from the street.
- Lot Maintenance (Article III, Section 14)
 - Lots that have residential dwellings are to be maintained
 - Lawns are to be mowed and kept "in a sanitary, healthful and attractive manner."
 - Lawns are to be free of rubbish and storage of materials.

- Rubbish is NOT to be burned
 - Clothes lines must be hidden from public view
 - Lots not containing residential dwellings may be left in a natural state.
- Motor vehicles (Article III, Section 15)
 - Unlicensed motor vehicles are prohibited
 - Motorbikes, motorcycles, motor scooters or ATV's are prohibited
 - Vehicles that are a nuisance by reason of noise or manner of use are prohibited at the discretion of the Board of Directors.
- Septic Tanks (Article III, Section 16)
 - No septic tank may be installed unless approved by Waller County and/or any other governmental agencies having jurisdiction.
 - Permits must be sent to the Architectural Control Committee PRIOR to beginning construction of any improvements on a property.
 - "No septic tank may drain into road ditches, either directly or indirectly, nor may a septic be constructed within 100 feet of any lake or creek as measured from high water line" (Article III, Section 16).
- Pets (Article III, Section 17)
 - Hogs, poultry, or livestock is prohibited.
 - Pets are not to be allowed to run free from the Lot or tract.
- Drainage (Article III, Section 18)
 - The natural drainage of streets, lots, or ditches CANNOT be impaired.
 - Culverts must be a minimum of eighteen (18) inches in diameter.