

**DECLARATION OF RESTRICTIONS**

**WESTOVER VILLAGE - UNIT #5**



REST

2006018448

9 PGS

\*\*\*\*\*

Recitals

A. Rockrose Development, LLC, a Texas limited liability company, ("**Developer**") is the owner of all the following described property (the "**Property**"):

**Lots 1 through 46, Block 7, Lots 1 through 47, Block 8, Lots 1 through 29, Block 10 and Lots 1 through 45, Block 11, Westover Village Unit #5, an addition to the City of Amarillo in Randall County, Texas, according to the map or plat thereof, recorded as Document #2005011835, in the Official Public Records of Randall County Texas.**

B. Developer intends for the Property to be developed as a single-family residential subdivision. Developer declares that the Property is to be held, sold, and conveyed subject to the easements, restrictions, covenants, and conditions--set forth in this Declaration of Restrictions (this "**Declaration**")--which:

- (1) are for the purpose of establishing a general scheme for the development of the Property and for the purpose of enhancing and protecting the value, attractiveness, and desirability of lots within the Property.
- (2) run with title to the Property and are binding on all parties having or acquiring any right, title, or interest in the Property or any part thereof and,
- (3) inure to the benefit of each owner of the Property.

Article 1

Construction of Improvements and Use of Lots

1.1 The Plat. The Property is platted as Westover Village Unit #5, an addition to the City of Amarillo in Randall County, Texas, according to the map or plat thereof, recorded as Document #2005011835, in the Official Public Records of Randall County, Texas, which may be amended from time to time (the "**Plat**").

1.2 Residential Use. All Lots shown on the Plat ("**Lot**" or "**Lots**") are to be used for single-family residential purposes only; however, Developer may authorize Lots to be used by builders temporarily for model homes. No building may be erected, altered, placed, or permitted to remain on any Lot other than one detached single-family house ("**House**") per Lot with a private garage as provided in Section 1.5 below together with children's playhouses, greenhouses, or other buildings of like nature for the pleasure of the occupants of the residence. No House may be more than two stories in height. All Houses must be constructed to front on the street on which the Lot fronts.

1.3 Model Homes. Any builder that constructs a home to be used temporarily as a model home must seek approval from the developer regarding the following;

- (a) Length of time the home is intended to be used as a model home.
- (b) All signage, flagging, lighting and any other marketing feature.

1.4 Single-Family Use. Each House may be occupied only by one family consisting of persons related by blood, adoption or marriage, or by no more than three unrelated persons living and cooking together as a single housekeeping unit, together with any household staff.

1.5 Garage Required (Rear Entry/Side Entry). Each House must have a minimum of a two car attached garage which must conform in design and materials with the House. No garage may be converted into living space or used in any manner to preclude the parking of two automobiles therein, except for temporary usage as part of the sales facilities contained in any model homes constructed by a homebuilder. All garages including additional detached garages must be only rear entry from the alley (except as provided herein). On all corner lots, unless otherwise approved by Developer, the attached garages must open at a 90° angle or more away from the front street or must enter from the alley. All garages including approved side garages must be at the rear of the house, unless otherwise approved by the Developer. No side entry will be allowed on Lot 6, Block 8; Lots 1, 17, 18 and 29, Block 10 and Lots 1 and 45, Block 11.

1.6 Restrictions on Resubdivison. No Lot may be subdivided into a lesser depth than that shown on the Plats except by city condemnation for extra width of streets. None of the Lots may be subdivided into building sites smaller than ninety percent of the original platted width.

1.7 Driveways. All driveways must be surfaced with concrete. No strip driveways or asphalt driveways are allowed.

1.8 Uses Specifically Prohibited and Other Provisions.

(a) No temporary dwelling, shop, trailer, mobile home, or structure of any kind of a temporary character will be permitted on any Lot except: (i) children's playhouses, dog houses, greenhouses, and gazebos; (ii) buildings for storage of lawn maintenance equipment; and, (iii) a contractor's temporary construction trailer during construction of the House on that Lot. All portions of accessory buildings visible from the front or side street must meet the minimum building material requirements for Houses as set forth in Sections 1.10 and 1.15, **unless otherwise approved by the Developer.**

(b) Any construction on any lot must use new materials unless otherwise approved by the Developer. It is intended that only new construction be erected on a Lot. All materials used in construction of a home or any additions or accessory buildings for the home must be new and must conform to any other architectural or construction requirements within these restrictions, unless otherwise approved by Developer.

(c) No building material of any kind or character may be placed or stored upon a Lot until the commencement of construction of improvements. During construction, material must be placed only within the property lines of the Lot upon which the improvements are to be erected. Construction and use of material must progress without undue delay. All Houses and other

structures erected must be completed within eight months from the date construction is commenced unless extended by Developer.

(d) No automobile, van, pickup truck, truck, boat, trailer, marine craft, recreational vehicle, pick-up camper, travel trailer, motor home, camper body, tractor, or similar vehicle or equipment may be parked for storage in the front of any House on the Property, nor may any such vehicle or equipment be parked for storage in the side or rear yard of any House unless said vehicle is out of view from any street. No such vehicle or equipment may be used as a House or office temporarily or permanently. This restriction does not apply to any vehicle, machinery, or equipment temporarily parked and in use for the construction, maintenance, or repair of a House in the immediate vicinity. Only passenger automobiles, passenger vans, and pick-up trucks that are in operating condition, have current registration stickers and inspection stickers, and are in regular use as motor vehicles on the streets and highways of the State of Texas may be temporarily parked on the street or in the driveway where visible from the street.

(e) No animals, livestock or poultry of any kind may be raised, bred, or kept on the Property except dogs, cats and other household pets to provide companionship for the private family. Animals are not to be raised, bred, or kept for commercial purposes or for food. No person can keep cows, horses, hogs, bees, sheep, goats, guinea fowls, ducks, geese, chickens, turkeys, ostriches, emus, skunks, or any other similar animal or fowl on a Lot. No pet may be kept on a Lot that interferes with the quietude, health, or safety of the community. Any and all City of Amarillo ordinances regarding animals must be adhered to.

(f) Any equipment for receiving or sending sound, video, internet or any other communication messages (collectively "antennas") which are visible from any street may not exceed 30" in diameter or 7 square foot. Unless otherwise approved by the Developer, all such antennas must be placed in the backyard area of the house.

(g) No Lot or improvement may be used for retail or manufacturing purposes of any kind. No noxious or offensive activity may be undertaken on the Property, and nothing may be done which is or may become an annoyance or nuisance to the neighborhood. Nothing in this subsection prohibits a builder's temporary use of a House as a sales office until notified in writing by the Developer. Nothing in this subsection prohibits an owner's use of a House for quiet, inoffensive activities such as home office, tutoring, or giving music or art lessons so long as such activities do not materially increase the number of cars parked on the Lot or street or interfere with adjoining homeowner's use and enjoyment of streets, their Houses, and yards, so long as said use does not violate any current City of Amarillo zoning ordinances.

(h) Within easements on each Lot, no structures, planting, or materials may be placed or permitted to remain which may: (i) damage or interfere with the installation and maintenance of utilities; (ii) change the direction of flow within drainage channels; or, (iii) obstruct or retard the flow of water through drainage channels.

(i) No sign of any kind may be displayed to the public view on any Lot except one sign of not more than twelve square feet advertising the Property for rent or sale except for signs used by a builder or Developer to advertise the Property during the development, construction, and sales periods. Developer or its agents have the right to remove any sign, billboard, or other advertising structure that does not comply with this subsection and in so doing will not be subject to any liability for trespass or any other liability in connection with such removal.

1.9 Minimum Floor Area. The total air conditioned living area of the main House, as measured to the outside of exterior walls but exclusive of open porches, garages, patios, basements and detached accessory buildings, must be at least:

1,600 square feet, but if two stories, there must be at least 1,000 square feet on the ground floor	Lots 40 thru 46, both inclusive, Block 7 and Lots 1 thru 47, both inclusive, Block 8
1,800 square feet, but if two stories, there must be at least 1,200 square feet on the ground floor	Lots 1 thru 39, both inclusive, Block 7 and Lots 1 thru 16, both inclusive, Block 11
2,000 square feet, but if two stories, there must be at least 1,400 square feet on the ground floor	Lots 1 thru 17, both inclusive, Block 10 and Lots 17 thru 45, both inclusive, Block 11
2,200 square feet, but if two stories, there must be at least 1,600 square feet on the ground floor	Lots 18 thru 29, both inclusive, Block 10

1.10 Zero Lot Line Wall. No openings or windows of any kind will be permitted on the Zero Lot Line wall of a residence unless otherwise approved by the developer.

1.11 Gutters. All residences constructed on the Zero Lot Line must have rain gutters with downspouts to the ground level constructed so as to minimize the runoff onto the adjacent Lot.

1.12 Side Yard Easements. The Lot on which the 5-foot easement is shown on the Plat for Garden Home Lots is called the "Servient Estate". The Lot on which a structural wall of a Residence is erected on the Zero Lot Line is called the "Dominant Estate". The purpose of the Servient Estate is for a roof overhang and drainage and access for construction, maintenance, repair, and restoration of the roof and structural wall located on the Dominant Estate. In addition to the 5-foot easement as shown on the Plat across the Servient Estate, the Owner of the Dominant Estate will have a temporary construction easement over the 10-Foot Setback during construction of improvements on the Dominant Estate, but this additional easement will automatically terminate upon substantial completion of construction of the residence on the Dominant Estate. The rights of the Dominant Estate are subject to the rights of any other easement holder—such as a utility—and to the right of the Owner of the Servient Estate to receive prior notice from the Owner of the Dominant Estate of his intention to enter the Servient Estate. The Owner of the Dominant Estate must indemnify the Owner of the Servient Estate from all liens, claims, or liabilities arising out of or connected with the use of the Servient Estate. The Owner of the Dominant Estate will have the right at all reasonable times to enter the Servient Estate to build, repair, maintain, and restore the roof and any structural wall located on the Dominant Estate. The Owner of the Dominant Estate may remove fences or other materials interfering with his use of the Servient Estate, but the Owner of the Dominant Estate must replace the fence and other materials and restore—as much as reasonably possible—any landscaping damaged during use of the Servient Estate.

1.13 Building Materials. Unless otherwise approved by Developer, the exterior walls of the House and garage constructed on a Lot must be at least 65% brick, brick veneer, stone, or stone veneer. Stucco, synthetic stucco, siding or other materials may not exceed 35% of the exterior wall area unless prior consent is obtained from Developer. All building materials must be new; unless otherwise approved by Developer. All other building materials including but not limited to stucco, synthetic stucco, cedar, wood siding, Hardi-board or any other building material that is requested to

be used in lieu of brick or stone must be submitted for review and approval by the Developer.

1.14 Chimneys. Any portion of any chimney constructed that is visible from any street must be constructed with brick, brick veneer, stone or stone veneer. Stucco, synthetic stucco or any other material may not be used without the approval of the Developer. Any materials that are not approved within the requirements of this paragraph that are used in the construction of a chimney must not be visible from any street, unless otherwise approved by the Developer.

1.15 Fences. Unless otherwise approved by Developer, any fence must be constructed of brick or wood. Examples of prohibited fencing materials include but are not limited to chain link, barbed wire, wire and other non-brick or non-wood materials, unless approved by the Developer. **Construction of an approved fence enclosing the back yard of a lot must be completed within 3 months after completion of the house.** Fences facing any street must be constructed so that the side of the fence containing the horizontal structural supports is not visible from the street.

On Lots 19, 20, 33 and 34, Block 7, a continuous fence constructed of approved materials, must be constructed along the South property line, for the full length of the lot line. Said fence must be a minimum of 6' in height and must be continuous from the rear of the lot along the South side of the lot extending to the common lot corner of the adjacent lot.

1.16 Sidewalks. When building a House on a Lot, an owner must build a city-approved sidewalk one foot (1') outside of and parallel to the front property line of the lot, except as noted in 1.14. On all corner lots the sidewalk must continue from the front walk one foot (1') outside of and parallel to the side lot line and extend along the side street side of the lot all the way to the alley, unless otherwise approved by Developer. All walks and wheelchair accessible ramps must comply with the Americans with Disabilities Act, unless otherwise required by the then current City of Amarillo code standards. **In an effort to maintain consistency in the elevation of the sidewalk, all sidewalks must be constructed so that the high side of the walk must be within the range of 3 – 5 inches above the top of the curb. All builders must coordinate sidewalk construction with the adjacent lot owners to maintain a consistent elevation.**

1.17 Roofs. Unless otherwise approved by Developer, all roofs must be a laminated shingle with at least a 30 year manufacturer's warranty. Roof colors must be dark brown, black, charcoal or or other similar dark tones. Any other roof color is subject to review and approval by Developer.

1.18 Roof Pitches.

All roofs must have a minimum pitch of at least 7 and 12 on all Lots except Lots 18 through 29, Block 10, which shall be at least 8 and 12.

1.19 Mail Boxes

(a) Mailboxes (Location). The builder or homeowner of each lot is responsible for installing and maintaining his or her own "curb line delivery mailbox" within the following guidelines. Unless otherwise indicated, mailboxes must be installed in pairs by installing one post on the extension of a common property line. A dual mount bracket must be used on the single post to accommodate two separate mailboxes. In some cases the last lot on a block may only require a single box. The box should be installed with the bottom of the box being between 3'6" and 4'0" from the adjacent top of curb. Boxes should be installed where

the front of the box is approximately four inches (4") behind the face of the curb (see Developer for specific US Postal guidelines and mailbox locator map).

(b) **Mailboxes (Type).** All posts, brackets and boxes must be United States Postal approved. The posts, brackets and boxes must be heavy-duty aluminum or better material and must have a durable powder coated finish. Unless otherwise approved by developer all posts, brackets and boxes must be black, bronze, antique copper, charcoal or other similar dark metallic color. Unless otherwise approved by developer all boxes must be of the traditional rural mailbox style. Mailbox types that are specifically prohibited include but are not limited to, brick, stone, masonry or any other non break away type mailboxes.

(c) **Mailboxes (Requirement).** It is the builder's responsibility to install the approved Mailbox in accordance with these restrictions prior to closing on the house.

#### 1.20 Setback Requirements

(a) On Lots 1 through 11 and 40 through 46, Block 7; Lots 1 through 5 and 35 through 47, Block 8; Lots 1 through 29, Block 10; and Lots 1 through 45, Block 11, as shown on the plat, the setback requirements are as follows:

1. Front Yard - 25 ft min.

Except Lot 47, Block 8; Lots 19 through 23, Block 11, this will be a 20 ft setback on any part of the lot that touches to curve of the cul-de-sac.

2. Side Yard – 5 ft min.

3. Side Street – 10 ft min and

4. Rear Yard – as required by City of Amarillo ordinances

(b) On Lots 12 through 39, Block 7, as shown on the plat, the setback requirements are as follows:

1. Front Yard - 20 ft min.

Except Lots 18 through 21 and 32 through 35, Block 8; this will be a 15 ft setback on any part of the lot that touches to curve of the cul-de-sac.

2. Side Yard – 5 ft min.

3. Side Street – 10 ft min and

4. Rear Yard – as required by City of Amarillo ordinances

(b) Lots 6 through 17, Block 8 and Lots 21 through 34, Block 8 are classified as Zero Lot Line Garden Home Lots. The residence must be built on the Zero Lot Line and the other setback requirements are as follows;

1. Front Yard – 15 ft min

2. Side Yard – (opposite zero lot line) – 10 ft min

3. Rear Yard – as required by City of Amarillo ordinances

(c) On Lots 18 through 20, Block 8, as shown on the plat, the setback requirements are as follows;

1. Front Yard – 15 ft min
2. Side Yard
  - Lot 18 – 10 ft on East side, 5 ft on West side
  - Lot 19 – 5 ft on East side, 10 ft on West side
  - Lot 20 – 10 ft on East side, 10ft on West side
3. Rear Yard – as required by City of Amarillo ordinances

## Article 2

### Landscaping

2.1 Lot Landscape. Unless otherwise approved by Developer, upon completion of a House or prior to an owner occupying the house, the owner of each Lot must install a lawn sprinkler system in the front yard area all the way to the back of the curb and the side yard area on corner lots adjacent to the side street. The owner must establish a fully planted or sodded grass yard or other live ground cover on all yards visible from any street.

2.2 Trees Required. On Lots 18 through 29, Block 10, a minimum of 2 – 3” caliper or larger trees are required in the front yard area.

2.3 Lot Maintenance. The landscaping required in Article 2 must be completed within 90 days after the first to occur of the following: (i) substantial completion of the House; (ii) issuance of the final certificate of occupancy by the City; or (iii) occupancy of the House. Lot owners must maintain the yards in a sanitary and attractive manner including but not limited to mowing, edging trimming and irrigation. Grass on each Lot and adjacent right of way must be kept mowed at regular intervals to maintain the Lot in a neat and attractive manner. Weeds and other unwanted vegetation must be reasonably controlled or eliminated.

## Article 3

### General Provisions

3.1 Easements. Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the Plats. Easements are also reserved across all Lots as necessary for the installation, operation, maintenance, and ownership of utility service lines from the property lines to the Houses.

3.2 Recorded Plat. All dedications, limitations, restrictions, and reservations shown on the Plat are incorporated herein and will be construed as being adopted in each contract, deed, or conveyance executed or to be executed by Developer conveying Lots, whether specifically referred to therein or not.

3.3 Term. This Declaration will run with and bind title to the Property and will remain in full force and effect for 30 years after this Declaration is recorded in the Deed Records of Randall County, Texas. This Declaration will thereafter extend automatically for successive periods of 10 years unless amended as provided in Section 3.10.

3.4 Severability. If any condition, covenant, or restriction herein contained is invalid--which invalidity will not be presumed until it is determined by the judgement or order of a court of competent jurisdiction--such invalidity will not affect any other condition, covenant, or restriction, each of which will remain in full force and effect.

3.5 Binding Effect. Each of the conditions, covenants, restrictions, and agreements herein contained is made for the mutual benefit of, and is binding upon, each person acquiring any part of the Property. This instrument, when executed, will be filed for record in the Deed Records of Randall County, Texas, so that each owner or purchaser of any portion of the Property is on notice of the conditions, covenants, restrictions, and agreements herein contained.

3.6 Enforcement. Developer and the owner of each Lot have an easement and the right to have this Declaration faithfully carried out and performed with reference to each Lot, together with the right to bring any suit or undertake any legal process that may be proper to enforce the performance thereof and to recover damages. It is the intention to attach to each Lot, without reference to when it is sold, the right and easement to have this Declaration strictly construed, such right to exist with the owner of each Lot and to apply to all other Lots whether owned by Developer, its successors and assigns, or others. Failure by any owner or Developer to enforce any provision of this Declaration will not be deemed a waiver of the right to do so thereafter.

3.7 Definition of Owner. As used herein, the word "owner" refers to the record owner, whether one or more persons or entities (including builders and contract sellers), of the fee simple title to a Lot on which there is or will be built a House but not including those having a interest merely as security for the performance of an obligation.

3.8 Other Authorities. If other authorities, such as the City of Amarillo, impose more demanding, expensive, or restrictive requirements than those set forth herein, the requirements of such authorities must be complied with. Other authorities' imposition of lesser requirements than those set forth herein do not supersede or diminish the requirements herein.

3.9 Addresses. Any notices or correspondence to an owner of a Lot must be addressed to the street address of the Lot. Any notice or plan submission to Developer must be made at the following address:

Rockrose Development, LLC  
3905 S. Bell  
Amarillo, TX 79109

Developer may change its address for notice and plan submission by recording in the Deed Records of Randall County, Texas, a notice of change of address.

3.10 Amendment. At any time, the owners of the legal title to 75.0% of the Lots may amend the covenants, conditions, and restrictions set forth herein by recording an instrument containing such amendments, except that for 30 years following the recording of this Declaration, no such amendment will be valid or effective without the joinder of Developer. Developer will be under no obligation to consent to any amendment of this Declaration.

3.11 Assignability. Developer means Rockrose Development, LLC, its successors and assigns, and includes any person or entity to which Developer may assign its rights, privileges, duties, and obligations hereunder, which are and will be assignable.

3.12 Approvals. All consents and other evidences of approval by Developer must be in writing and signed by Developer before they are binding upon Developer.

3.13 Gender. When the context requires, singular nouns and pronouns include the plural.

Dated the 12th day of September 2006.


**DEVELOPER:  
ROCKROSE DEVELOPMENT, LLC**

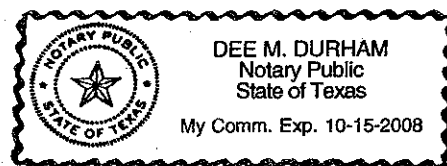
BY:   
\_\_\_\_\_  
Matt Griffith, Vice President

STATE OF TEXAS

COUNTY OF RANDALL

This instrument was acknowledged before me on this the 12th day of September 2006, by Matt Griffith, Vice President of **Rockrose Development, LLC**, a Texas limited liability company, on behalf of said company.

  
Dee M. Durham  
Notary Public, State of Texas



Lot 1, Block 7, Westover Village #5  
8620 Dallington

Texas Panhandle Builders Association

BY: Gary D. Rogers  
Gary Rogers, President

STATE OF TEXAS

COUNTY OF RANDALL

This instrument was acknowledged before me on this the 12th day of September 2006, by Gary Rogers, President of Texas Panhandle Builders Association, on behalf of said company.

Dee M. Durham  
Dee M. Durham  
Notary Public, State of Texas

Return to: Rockrose Development, LLC  
3905 Bell Street  
Amarillo, TX 79109

