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AMENDED AND RESTATED 2021 DEED RESTRICTIONS
FOR SUNSET TERRACE, SECTION TEN

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STATE OF TEXAS §
COUNTY OF HARRIS §

WHEREAS REED-YANCEY REALTY COMPANY executed those certain Restrictions and covenants for sunset Terrace, Section Ten filed for record under Harris county Clerk's File No. 351260 and recorded under Volume 22, Page 47 of the Deed Records of Harris County, Texas (the "Original Restrictions") which imposed certain covenants, conditions and restrictions on the property in sunset Terrace, Section Ten (the "Subdivision") a subdivision in Harris County, Texas as shown on the map or plat thereof filed for record in 1947 under Harris County, Volume 22, Page 47 of the Map Records of Harris County (the "Original Plat");

WHEREAS a majority of the owners of the lots in the Subdivision executed those certain Restrictions and Covenants for Sunset Terrace, Section Ten filed Amended and Restated Deed Restrictions for Sunset Terrace, Section Ten for record under Harris County Clerk's File No. 067208 and recorded under 030-02-0561 of the Deed Records of Harris County, Texas (the "1991 Amended and Restated Deed Restrictions") which imposed certain covenants, conditions and restrictions on the property in Sunset Terrace, Section Ten a subdivision in Harris County, Texas as shown on the map or plat thereof filed for record under Harris County Clerk's File No. Volume 22, Page 47, Map Records;

WHEREAS, the 1991 Amended and Restated Deed Restrictions provide in paragraph 16 thereof, that they may be amended by vote of the majority of the owners of the lots in the Subdivision; and

WHEREAS, a majority of the owners of the lots in the Subdivision desire to amend and restate the 1991 Amended and Restated Deed Restrictions as set forth herein.

NOW THEREFORE, the undersigned parties to these Amended and Restated 2021 Deed Restrictions declare and agree that the 1991 Amended and Restated Deed Restrictions are hereby modified, amended and restated in their entirety to read as follows:

1. All property in the Subdivision shall be designated residential lots and shall be restricted to residential dwellings for single family residential use only.
2. No structure placed on any lot shall exceed two (2) stories in height. A private garage shall not exceed the height of the residence in stories and in over-all height and may contain living quarters for bona fide family, guests or for the persons described in paragraph 11 herein. No residential building shall be located nearer to the front lot line or nearer to the side street line than the greater of (i) twenty (20) feet or (ii) the building setback lines as shown on the recorded plat affecting such lot. No residential building shall be located nearer than five (5) feet to any side property line. The side property line restrictions shall not be applied to a detached garage or other

11. Owners of lots in the Subdivision shall not lease or permit the use of any portion less than all of the lot and improvements owned by such person; provided, however such owner may lease or permit the use of a portion of the residence built on such lot, or any garage apartment or outbuilding built on such lot to relatives of such owner or employees of such owner employed in connection with the primary residence or primary residents on such lot. Nothing contained herein shall restrict the right of an owner of a lot to lease or permit the use of all of such lot and all the improvements on such lot to any person.

12. No signs, advertisements, billboards or advertising structures of any kind may be erected or maintained on any of the lots hereby restricted except for not more than one (1) advertising board on each lot or building site, which advertising board shall not be more than five (5) square feet in size and may be used for the sole and exclusive purposes of advertising for sale, rent or lease the lot and residence located thereon or for political elections, garage sales, and civic association purposes.

13. No garbage, or debris of any kind, shall be permitted to accumulate on any lot.

14. No surface or open toilet shall be erected or permitted on any of said lots.

15. No horses, chickens, ducks, swine or other animals shall be raised or permitted upon any premises in the addition, save and except that the keeping of dogs and cats as pets shall be allowed.

16. The covenants and restrictions herein provided shall run with the land and shall be binding upon all owners of lots in the subdivision and all persons claiming under them until for ten years after the filing date of this document, at which time the said covenants and restrictions shall be automatically extended for successive periods of ten (10) years. With the exception of paragraph 1 hereof, these restrictions may be amended, modified or terminated at any time and from time to time by a recorded instrument executed by the owners of more than one-half (1/2) of the lots in the Subdivision. It is specifically understood that the restrictions contained in paragraph 1 hereof cannot be amended or modified in any way.

17. The covenants and restrictions herein set out are for the benefit of any owner of a lot or lots in the Subdivision, such owner's heirs, executors, administrators and assigns. Accordingly, all of the covenants and restrictions contained herein shall be construed to be covenants running with the land, enforceable at law or in equity, by any one or more of said parties.

18. Invalidation of any of the provisions hereof by judgment of a court of competent jurisdiction shall not affect or impair the remaining provisions contained herein.

19. Notwithstanding anything to the contrary contained in this document, in the event any buildings currently constructed on lots in the Subdivision violate the provisions of paragraphs 2 or 7 hereof, a one-time only variance from the provisions of paragraphs 2 and 7 hereof is hereby given permitting such buildings to exist in their current state; provided, however, in the event any such building is destroyed by casualty and rebuilt or is replaced with a new building, such rebuilt

or new building shall comply with all of the provisions of this document, including paragraphs 2 and 7 hereof.

20. The Sunset Terrace/Montclair Civic Association, Inc., a Texas non-profit corporation (the "Association") shall have the right to enforce the provisions of these restrictions. Each person who is a record owner, whether one or more persons or entities, of the fee simple title to any portion of the lots in the Subdivision, including contract sellers, but excluding those having an interest merely as security for the performance of an obligation or those owning an easement or leasehold right, a mineral interest or a royalty interest, shall be entitled to be a "Member" of the Association.

21. Under no circumstance shall any property or lot in the Subdivision or any structure, whether permanent or temporary, erected on any property or lot in the Subdivision be used for multi-family purposes, including but not limited to use as a multi-family residence. No multi-family dwelling, building or structure shall be constructed on any property or lot in the Subdivision. Apartments, apartment complexes, condominiums, duplexes, triplexes, high-rise condominiums or any building or dwelling constituting a multi-family residence shall not be erected and/or constructed on any property or lot in the Subdivision.