

STATE OF TEXAS |
COUNTY OF TRAVIS |

KNOW ALL MEN BY THESE PRESENTS:

That we, Henry Paggi and L. C. Paggi, both of Austin, Travis County, Texas, being the sole owners of all lots in Laguna Vista, a subdivision in Travis County, Texas, according to the map or plat of said subdivision of record in Book 9, Page 130, of the Plat Records of Travis County, Texas, herein impose the following covenants, conditions and restrictions upon all of said lots.

1. All improvements to be erected upon said premises shall be for residential purposes unless otherwise specified.
2. No basement, tent, shack, garage, barn or other outbuildings erected in this subdivision shall be used as a residence.
3. Easements of five (5) feet on either side of the dividing property line of all lots are reserved for utility installation and maintenance.
4. All dwellings shall be standard construction, frame or masonry and shall contain not less than four hundred (400) square feet of floor space exclusive of garages and open porches. All buildings shall be of neat construction and if of lumber shall be painted.
5. Sanitary provisions, all sewage or waste outlets, shall be connected to a standard septic tank.
6. The foregoing provisions are hereby declared to be conditions, restrictions, uses and covenants running with the land and shall be fully binding on all parties acquiring any of said lots in Laguna Vista whether by descent, devise, purchase or otherwise and every person by the acceptance of title to any of said lots of this subdivision shall thereby agree to abide by and fully perform the foregoing conditions, restrictions, uses and covenants which shall be binding until January 1, 1975.

7. On and after January 1, 1975, the foregoing conditions, restric-

tions, uses and covenants shall be automatically extended for successive

periods of ten (10) years unless changes in whole or in part are approved by

a vote of three-fourths (3/4) of the majority of the then owners of said lots

in Laguna Vista, each lot to admit one vote.

8. If any person or persons shall violate or attempt to violate any of

the said conditions, restrictions, uses and covenants, it shall be lawful for

any other person or persons owning any of said lots to prosecute proceedings

at law or in equity against the person or persons violating or attempting such

violation to prevent him or them from so doing or to recover damages for

such violations.

9. Invalidity of any one or any part of these conditions, restric-

tions, uses or covenants by judgment or court order shall in no wise affect

any of the others which shall remain in full force and effect.

IN TESTIMONY WHEREOF, witness the hand and seal of Henry Paggi

and L. C. Paggi at Austin, Travis County, Texas, this the 2nd day of

1959.

Henry Paggi

L. C. Paggi

Henry Paggi
L. C. Paggi

STATE OF TEXAS I

COUNTY OF TRAVIS I

BEFORE ME, the undersigned, a notary public, in and for Travis County, Texas, on this day personally appeared Henry Faggi, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of June, 1959.

[Signature]
Notary Public in and for
Travis County, Texas

STATE OF TEXAS I

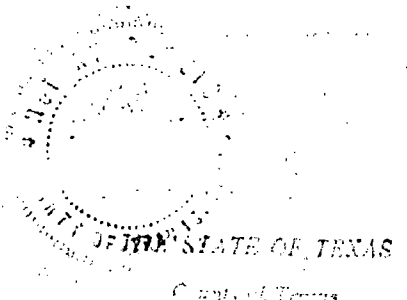
COUNTY OF TRAVIS I

BEFORE ME, the undersigned, a notary public, in and for Travis County, Texas, on this day personally appeared L. C. Paggi, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of June, 1959.

[Signature]
Notary Public in and for
Travis County, Texas

Filed June 5 1959 at 3:00 P.M.
Recorded June 9 1959 at 4:50 P.M.



MISS EMILIE LIMBERG, Clerk of the County Court

with me this 5th day of June A.D. 1959 at 3:00 P.M. in the County of Travis, State of Texas. I, the undersigned, Clerk of the County Court, do hereby certify that the within and foregoing instrument was duly acknowledged before me and that the same is a true and correct copy of the original as the same appears in my records. My commission expires on the 15th day of June, 1960.

[Signature]

MISS EMILIE LIMBERG
Clerk County Court, Travis County, Texas