

All of the lots in Walnut Crossing, Section Four (4), a subdivision in Travis County, Texas, according to the plat thereof of record in Book 78, Pages 212-213, Plat Records of Travis County, Texas, to which plat and its record reference is here made.

II.

COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND CHARGES

The property described in Section I hereof is encumbered by the covenants, conditions, restrictions, reservations, and charges hereinafter set forth to insure the best and highest use and the most appropriate development and improvements of each lot for residential purposes within said subdivision; to protect owners of lots against improper use of surrounding lots; to preserve so far as practicable, the natural beauty of said property; to guard against the erection of poorly designed or proportioned structures of improper or unsuitable materials; to encourage and secure the erection of attractive improvements on each lot with appropriate locations; to prevent haphazard and inharmonious improvements of lots; to secure and maintain proper setbacks from streets and adequate free space; and in general to provide for development of the highest quality to enhance the value of investments made by owners.

A. Land Use and Building Types. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single-family dwelling not to exceed two and one-half stories in height with attached, enclosed garage for not less than two nor more than four cars. No carports shall be permitted, except when approved in writing by the Architectural Control Committee as hereinafter provided. No building shall remain uncompleted for more than one year after construction has been commenced.

B. Dwelling Size. The ground floor area of the main structure of a single story, single-family residence shall be not less than 1,000 square feet, excluding all open and covered porches and garage units. If more than one story, the ground floor area shall be not less than 800 square feet, excluding open and closed porches and garage units, and not less than 1,600 square feet for the combined area for the first and second floors. The Architectural Control Committee may approve a dwelling size containing less square feet, but such