

Lakewood Subdivision - Baytown, TX General Description of Deed Restrictions

** To be used as a guide only and may not be completely accurate - owners should review the actual deed restrictions for a specific Lot to be sure of the enforceable deed restrictions **

SECTION G

- ◇ Property to be used for residential purposes only. No building permitted on any lot other than one detached single-family dwelling not to exceed 2 1/2 stories and a private garage for not more than 2 cars.
- ◇ No building may be nearer than 50 feet to the front line for block 60, 30 feet to the front line for block 61, and 10 feet to any side rear lot line.
- ◇ No residence may be further than 80 feet from the front property line.
- ◇ No dwelling shall be on a plot having a width less than 65 feet or an area less than 7,200 square feet.
- ◇ No activity may be done that is an annoyance or nuisance to the neighborhood.
- ◇ No trailer, basement, tent, shack, garage or other temporary building may be used as a residence.

Ground floor area of the main structure must be not less than 1,400 square feet for a one story structure and not less than 960 square feet for a two story structure for block 60, and must be not less than 1,200 square feet for a one story structure and not less than 840 square feet for a two story structure for block 61. No dwelling may be built on piers or blocks.
- ◇ Rear 10 feet of each lot reserved for utility installations and maintenance.
- ◇ No animals, livestock or poultry shall be kept on any lot, except dogs, cats and other household pets provided they are not bred for commercial purposes.
- ◇ No garage apartments shall be rented. If the main residence is rented it shall not be sub-rented.
- ◇ No part of Lakewood shall ever be sold, leased, explored or developed for oil, gas or other mineral purposes.
- ◇ No sign may be on any lot, except advertising the property for sale or rent, or a builder's sign during construction.
- ◇ No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers.
- ◇ No fence, wall, or hedge which obstructs sight lines at elevations between 2 and 6 feet above the roadway shall be permitted on any corner lot.