

## **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 L**

- ◇ Property to be used for residential purposes only. No more than one residence on any lot.
- ◇ No building may be nearer than 30 feet to the front line, 15 feet to the side street, 8 feet to a side or 25 feet from the rear lot line.
- ◇ No residence may be further than 80 feet from the front property line.
- ◇ 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 1300 square feet for a one story structure and not less than 900 square feet for a two story structure.
- ◇ Rear 10 feet of each lot reserved for utility installations and maintenance.
- ◇ Easements shown on plat are valid and enforceable.
- ◇ No dwelling, shack, garage, barn or outbuilding shall be moved into Lakewood.
- ◇ No hogs, cows, sheep, rabbits, poultry, goats or horses are allowed.
- ◇ 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.

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- ◇ All dwellings shall be constructed with exterior surfaces consisting of at least 51% masonry.
- ◇ No fence or antennae shall be built nearer to the street than the front property building setback.
- ◇ The sum of the side yard shall be a minimum of 16 feet for dwellings less than 2 stories and a minimum of 12 feet for dwellings of 2 stories.
- ◇ When a side yard is used for a driveway, that side yard shall not be less than 8 feet wide.
- ◇ Detached garages for more than one car facing toward the front of the lot shall not be closer than 25 feet to the main building in cases where the width of the garage is greater than the side yard.