

## **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 M**

- ◇ 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, 10 feet to any side 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 1650 square feet for a one story structure and not less than 1400 square feet for a two story structure.
- ◇ An easement is reserved over the rear of each lot as shown by map of utility installations.
- ◇ Easements shown on plat are valid and enforceable.
- ◇ Any sanitary sewer disposal system shall be approved by Harris County or the City of Baytown.
- ◇ 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.
- ◇ All dwellings shall be constructed with exterior surfaces consisting of at least 51% masonry.