

## **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 P**

- ◇ Lots shall be used for residential purposes only and no businesses, professional or commercial use shall be made of any lot.
- ◇ No structure other than one single family residence and its outbuildings is permitted on any lot.  
  
No building may be nearer than 5 feet to any side rear lot line. No detached garage shall be permitted less than 3 feet from the side lot line or 70 feet from the front lot line. Except when built as an integral part of the main house, no garage or out building may be erected which is not wholly within 50 feet of the rear line of the site.
- ◇ No dwelling shall be on a plot having a width less than 50 feet or an area less than 6,600 square feet.
- ◇ No trailer, basement, tent, shack, garage or other temporary building may be used as a residence.
- ◇ 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 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 shall be placed on any lot nearer to any street than the building set back line provided for the main building.
- ◇ All dwellings shall be constructed with exterior surfaces consisting of at least 51% masonry.

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- ◇ No building materials may be stored on any lot until the owner is ready to commence improvements.
- ◇ Vegetation on each lot shall be kept mowed at regular intervals and dead vegetation shall be promptly mowed.
- ◇ No trailer, trailer house, or boat shall be habitually parked or standing on any street abutting any lot.
- ◇ Main structure must be not less than specified in the chart below.

Block	Lot(s)	Minimum Sq. Ft. 1-Story Residence	Minimum Sq. Ft. for Ground floor of 1 1/2 or 2 Story Residence
70	1 to 12	1,800	1,000
71	1 to 13	2,000	1,100
71	14 to 26	1,800	1,000
72	1 to 16	1,800	1,000
72	17 to 29	2,000	1,100