

JUN 27 4 41 PM '74

GREEN BAY LAND CORPORATION'S
CHANGE IN RESTRICTIONS ON EAST SHORE ESTATESMITH COUNTY, TEXAS
BY *Lillian H. Hester*
DEPUTYTHE STATE OF TEXAS
COUNTY OF SMITH

WHEREAS, heretofore, EAST LAKE DEVELOPMENT COMPANY has impressed certain restrictions on EAST SHORE ESTATES, a subdivision located in the Jackson Rector Survey and the William Miller Survey, Smith County, Texas, which restrictions are recorded in Vol. 1382, Page 656 of the Deed Records of Smith County, Texas, reference to said restrictions and the record thereof is here made for all purposes:

GREEN BAY LAND CORPORATION, SUCCESSOR TO EAST LAKE DEVELOPMENT COMPANY, desires and by this instrument does hereby make the following additional restrictions to all lots currently owned by GREEN BAY LAND CORPORATION in the EAST SHORE ESTATES subdivision and the following paragraphs of said restrictions above mentioned are hereby amended and changed to read as follows:

5. No buildings, or structure of any kind shall be located on any lot nearer to the front line than the minimum building set-back of twenty-five (25) feet; nor shall any such building or structure on any corner lot be located nearer than fifteen (15) feet to the side line. Except where an exception shall be approved in writing by GREEN BAY LAND CORPORATION, hereinafter sometimes called SELLER, all other set-backs shall be a minimum of ten (10) feet. For the purpose of this covenant, however, fences, eaves, steps and open porches shall not be considered as a part of a building; nor shall the covenants in this paragraph apply to boat ramps, boathouses, piers, and auxiliary facilities.

9. Prior to June 1, 1976, no buildings shall be erected on any lot until the plans, specifications, and plot-plan thereof have been approved in writing by SELLER, of its successors and assigns. Thereafter, buildings shall be erected only after approval by any architectural committee appointed by the Property Owners Association.

All other provisions in the restrictions on record in Vol. 1382, page 656, and Vol. 1407, page 692-693 shall remain the same, except as heretofore amended of record.

EXECUTED this the 27th day of June, 1974.

GREEN BAY LAND CORPORATION

BY: *Ben Jarvis*
BEN E. JARVIS, President

ATTEST:

James R. Lewis
JAMES R. LEWIS, Secretary

THE STATE OF TEXAS,
COUNTY OF SMITH.

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BEN E. JARVIS, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said GREEN BAY LAND CORPORATION, a corporation, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27th day of June, A. D. 1974.



Walter D. ...
Notary Public in and for
Smith County, T E X A S.

FILED AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____ 1974
RECORDED AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____ 1974
ERNEST CHRISTIAN, COUNTY CLERK, BY _____ DEPUTY