

## **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 I**

- ◇ 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 30 feet to the front line, 15 feet to the side street, 7.5 feet to a side or 40 feet from the 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 60 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 900 square feet for a one story structure and not less than 720 square feet for a two story structure and 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.