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 restictions for a specific Lot to be sure of the enforceable deed restrictions **

SECTION POINTE ROYALE

- Lots shall be used for residential purposes only and no businesses, professional or commercial use shall be made of any lot. No building permitted on any lot other than one detached single-family dwelling not to exceed 2 1/2 stories and a private two car garage or carport.
- No building may be nearer than 10 feet to the side street, 7.5 feet to any side rear lot line.
- No dwelling shall be on a plot having a width less than 70 feet or an area less than 7,500 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 1,600 square feet.
- 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.
- 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.