

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
LAKESIDE SUBDIVISION - PHASE 19**

THE STATE OF TEXAS §

COUNTY OF WEBB §

WHEREAS, LAKESIDE SUBDIVISION, L.L.C., a Texas limited liability company (the "Declarant") executed a Declaration of Covenants, Conditions and Restrictions for Lakeside Subdivision - Phase 1, dated February 4, 1999 and recorded in Volume 733, pages 70-94, Official Public Records of Webb County, Texas (the "Declaration"); and

WHEREAS, the Declarant executed an amendment to the Declaration dated October 13, 1999 and recorded in Volume 831, pages 793-794, Official Public Records of Webb County, Texas (the "Amendment"), and

WHEREAS, Section 2 of Article III of the Declaration authorizes the Declarant to bring additional property within the scheme of the restrictions set forth in the Declaration; and

WHEREAS, Declarant desires to bring Lakeside Subdivision - Phase 19 within the scheme of the restrictions set forth in the Declaration;

NOW THEREFORE, Lakeside Subdivision, L.L.C., hereby makes the property depicted on the plat of Lakeside Subdivision - Phase 19 recorded in Volume 37, pages 48-49 of the Plat Records of Webb County, Texas subject to the covenants, conditions and restrictions set forth in the Declaration recorded in Volume 733, pages 70-94, Official Public records of Webb County, Texas and to the following restrictions.

1. A residence on Lots 41 thru 44 and Lots 49 thru 53, Block 17 in Lakeside Subdivision - Phase 19 shall contain not less than 2,200 sq. ft. of finished living area as defined in the Declaration with a life tile roof, metal roof or better.
2. A residence on Lots 45 thru 47, Block 17 in Lakeside Subdivision - Phase 19 shall contain not less than 2,800 sq. ft. of finished living area as defined in the Declaration with a life tile roof, metal roof or better.
3. A concrete block fence not exceeding six (6) feet in height shall be erected along the entire rear lot line, the side boundary lines and the front setback lines by each owner of the following

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lots: Lots 41 thru 44, Block 17 in Lakeside Subdivision - Phase 19.

4. All residences shall have a minimum plate height of nine (9) feet.
5. The exterior colors of all improvements on a Lot shall be subject to approval by the Architectural Control Committee.
6. The lots in Lakeside Subdivision - Phase 19 shall be subject to the notes in the plat recorded in Volume 37, pages 48-49; Plat Records of Webb County, Texas.
7. THE DRAINAGE ON ALL LOTS SHALL BE IN ACCORDANCE WITH THE GRADE OF EACH RESPECTIVE LOT AND THE DRAINAGE PLAN APPLICABLE TO EACH RESPECTIVE LOT.
8. NO RESIDENTIAL DWELLING ON ANY LOT SHALL EXCEED TWO (2) STORIES IN HEIGHT.
9. NO ACCESSORY BUILDING ON ANY LOT SHALL EXCEED ONE (1) STORY IN HEIGHT.
10. A WROUGHT IRON FENCE SHALL BE ERECTED ALONG THE ENTIRE REAR LOT LINE OF THE FOLLOWING LOTS: LOTS 45 THRU 47 AND LOTS 49 THRU 53, BLOCK 17 IN LAKESIDE SUBDIVISION - PHASE 19. THE COLOR OF THE FENCE SHALL BE CULVERT BEIGE #2M44D (MONARCH). A CONCRETE BLOCK FENCE NOT EXCEEDING SIX (6) FEET IN HEIGHT SHALL BE ERECTED ALONG THE SIDE BOUNDARY LINES AND THE FRONT SETBACK LINES OF THE FOLLOWING LOTS: LOTS 45 THRU 47 AND LOTS 49 THRU 53, BLOCK 17 IN LAKESIDE SUBDIVISION - PHASE 19.
11. THE FOUNDATION ON EACH OF THE LOTS OF THE LAKESIDE SUBDIVISION - PHASE 19 MUST BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED BY THE STATE OF TEXAS.
12. THE LOTS OF THE LAKESIDE SUBDIVISION - PHASE 19 SHALL NOT HAVE VISIBLE SOLAR PANELS.
13. EACH OWNER OF A LOT MUST OBTAIN A CERTIFICATE OF COMPLIANCE FROM THE ARCHITECTURAL CONTROL COMMITTEE BEFORE OCCUPYING THE LOT.

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ABN

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EXECUTED this 17th day of October, 2020.

DECLARANT:

LAKESIDE SUBDIVISION, L.L.C.

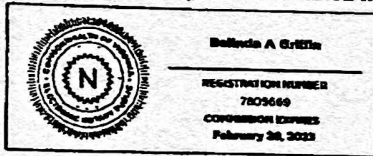
BY: Eduardo Brittingham
Eduardo Brittingham, MANAGER

BY: Alice B. Weistak
Alice B. Weistak, MANAGER

THE STATE OF Virginia §

COUNTY OF Loudoun §

THIS INSTRUMENT was acknowledged before me on the 17th day of October, 2020 by Eduardo Brittingham, Manager of LAKESIDE SUBDIVISION, L.L.C., a Texas limited liability company, on behalf of such company.



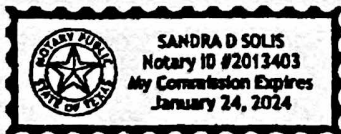
Belinda A. Griffin
Notary Public in and for the State of Virginia

Notarized online using audio-video communication

THE STATE OF TEXAS §

COUNTY OF WEBB §

THIS INSTRUMENT was acknowledged before me on the 19th day of October, 2020 by Alice B. Weistak, Manager of LAKESIDE SUBDIVISION, L.L.C., a Texas limited liability company, on behalf of such company.



Sandra D. Solis
Notary Public in and for the State of Texas

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