

ORIGINAL DEED

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THE STATE OF TEXAS     |  
COUNTY OF TRAVIS     |

KNOW ALL MEN BY THESE PRESENTS

That we, Alfred Lehtonen and Marvin I. Bell of Austin, Travis County, Texas, being the sole owners of all lots except Lot Nos. 4, 13, 14, 18 in Block A; Lot Nos. 1, and 3 in Block B; Lot No. 6 in Block C; Lot No. 5 in Block D; Lot No. 11 in Block E; Lot Nos. 1 and 4 in Block F; Lot Nos. 1 and 2 in Block G; and Lot Nos. 1, 4 - 7, 9 - 12 in Block H, which have heretofore been previously sold in Fiesta Shores, Section 1, a subdivision in Travis County, Texas, according to the map or plat of said subdivision of record in Book 11, Page 71 of the Plat Records of Travis County, Texas, hereby impose the following covenants, conditions and restrictions upon all of said remaining lots.

I.

All said lots, except as provided for in Paragraph II hereof, shall be used for residential purposes only, not exceeding one residence on any lot, provided however, that a sales office may be maintained by the subdivider. No trade, profession, business or commercial purpose of any kind shall be carried on, within or on any said lots.

II.

Lot Nos. 1 - 3, Block C of said subdivision may be used commercially for the purposes of constructing, maintaining, and operating a fishing dock and boat house with boat slips and storage facilities and in connection therewith, sell and service boats, marine accessories, and fishing supplies, sell food and beverage items for human consumption, except beer and other alcoholic beverages, dispense petroleum products for boat usage only and do whatsoever may be requisite and necessary for the efficient operation of a boat "marina".

III.

No dwelling shall be constructed on any lot having less than 400 square feet of living area under roof excluding covered porches, carports and garages.

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## IV.

All improvements shall be constructed in a neat and sightly manner with all plans and locations of improvements being first approved of in writing by Alfred Lahtonen or Marvin E. Bell or their appointed representative and no used lumber, windows or doors shall be used in an exposed manner unless approved of in writing by Alfred Lahtonen or Marvin E. Bell or their appointed representative.

## V.

No tent, shack, mobile home, or house trailer shall be placed, erected, or be permitted to remain on any of said lots as a residence nor shall any structure of any temporary character be used at any time as a residence.

## VI.

No horses, cows, sheep, goats, swine or livestock or poultry of any kind shall be kept on the premises.

## VII.

No dwelling constructed in this subdivision shall be serviced other than by a septic tank of a suitable design approved by the State Health Department of Texas.

## VIII.

Those certain areas designated as "North Park" and "South Park" in said subdivision are hereby dedicated to the sole and exclusive use, benefit and enjoyment of lot owners, only, in Siesta Shores, Section I and contiguous sections of said subdivision which may hereafter be subdivided and platted for the purposes of boat launching, swimming, picnicing and other similar recreational activities provided however that said lot owners shall not erect structures of any type on said areas or the shoreline thereof.

## IX.

It is specifically represented that Blocks A and B and portions of Blocks C and D of said subdivision are located below the 715 foot contour line of Lake Travis.

## X.

An easement of five (5) feet is reserved along the rear and side lines of all lots for utility installation and maintenance.

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XI.

The foregoing provisions are hereby declared to be conditions, restrictions, uses and covenants running with the land and shall be fully binding on all parties acquiring any of said lots in Fiesta Shores, Section 1, whether by descent, devise, purchase, or otherwise, and every person by the acceptance of title to any of said lots of this subdivision shall thereby agree to abide by and fully perform the foregoing conditions, restrictions, uses and covenants which shall be binding until January 1, 1978.

XII.

On and after January 1, 1978, the foregoing conditions, restrictions, uses, and covenants shall be automatically extended for successive periods of ten (10) years unless changes in whole or in part are approved by a vote of three-fourths (3/4) of the majority of the then owners of lots in Fiesta Shores, each lot to admit one vote.

XIII.

If any person or persons shall violate or attempt to violate any of the said conditions, restrictions, uses and covenants, it shall be lawful for any other person or persons owning any of said lots to prosecute proceedings at law or in equity against the person or persons violating or attempting such violation to prevent him or them from so doing or to recover damages for such violation. Invalidation of any one or any part of these restrictions by judgment or court order shall in nowise affect any of the other provisions or parts of provisions which shall remain in full force and effect.

WITNESS THE EXECUTION HEREOF on this the 17 day of September, 1961.

*Alfred Lehtonen*  
Alfred Lehtonen

*Marvin E. Bell*  
Marvin E. Bell

THE STATE OF TEXAS |

COUNTY OF TRAVIS |

BEFORE ME, the undersigned, a Notary Public, in and for Travis County, Texas, on this day personally appeared Alfred Lehsoner known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this 11th day of September, 1963.



Richard A. Wilson  
Notary Public in and for  
Travis County, Texas.

THE STATE OF TEXAS |

COUNTY OF TRAVIS |

BEFORE ME, the undersigned, a Notary Public, in and for Travis County, Texas, on this day personally appeared Marvin E. Bell known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this 11th day of September, 1963.



Richard A. Wilson  
Notary Public in and for  
Travis County, Texas.

STATE OF TEXAS |  
COUNTY OF TRAVIS |

I hereby certify that the instrument was FILED on this date and all the same required herein by any and every other RECORDING, in the Public and Page of the PUBLIC RECORDS of Travis County, Texas, as required herein by law, on

SEP 13 1963



Emilia H. Haring  
COUNTY CLERK,  
TRAVIS COUNTY, TEXAS

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Travis County, Texas

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