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Franklin County, TX
Betty Crane - County Clerk

DECLARATION OF RESTRICTIVE COVENANTS

EL DORADO BAY, EL DORADO SUBDIVISION AND EL DORADO BEACH SUBDIVISIONS

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF FRANKLIN §

This DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") is made by El Dorado Property Owners Association, Inc. (Declarant).

Declarant and its members are the sole owners of all portions of the real property located in Franklin County, Texas, described as and constituting any part of El Dorado Bay Subdivisions (Bay, Subdivision and Beach) as recorded in the City of Mount Vernon, Franklin County, Texas.

Declarant wants to impose on the real property certain protective covenants, conditions, and restrictions, as described below, according to an established general plan for the improvement and development of the Subdivision.

It is declared (a) that all of the Property (defined below) will be held, sold, conveyed, and occupied subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which will run with the Property and will be binding on all parties having any right, title, or interest in or to the Property or any part of it, their heirs, successors, and assigns, and will inure to the benefit of each owner, and (b) that each contract or deed that may later be executed with regard to the Property or any portion of it will conclusively be held to have been executed, delivered, and accepted subject to the following covenants, conditions, and restrictions regardless of whether they are set forth or referred to in the contract or deed.

Heretofore, on July 2, 1973, John Preston Travis and Company d/b/a/ John Preston Travis, III, Lessee/Developer of those certain real properties within the County of Franklin, State of Texas, more particularly described as follows, to-wit:

El Dorado Subdivision
Volume D, Page 150
Plat Records, Franklin County
Texas

El Dorado Bay Subdivision
Volume D, Page 154
Plat Records, Franklin County
Texas ,

El Dorado Beach Subdivision
Volume D, Page 152
Plat Records, Franklin County
Texas