



DEED RESTRICTION COMMITTEE

8101 Boat Club Road • Suite 240, PMB 110 • Fort Worth TX • (817) 566-2963 x707 • deedrestriction@elcpoa.org

Summary of Lake Country Deed Restrictions

Note – Even though we are a non mandatory membership organization, all of the residents are bound to the deed restrictions which run with the land regardless of membership status in the organization. A property owner must abide by both the City and Lake Country rules.

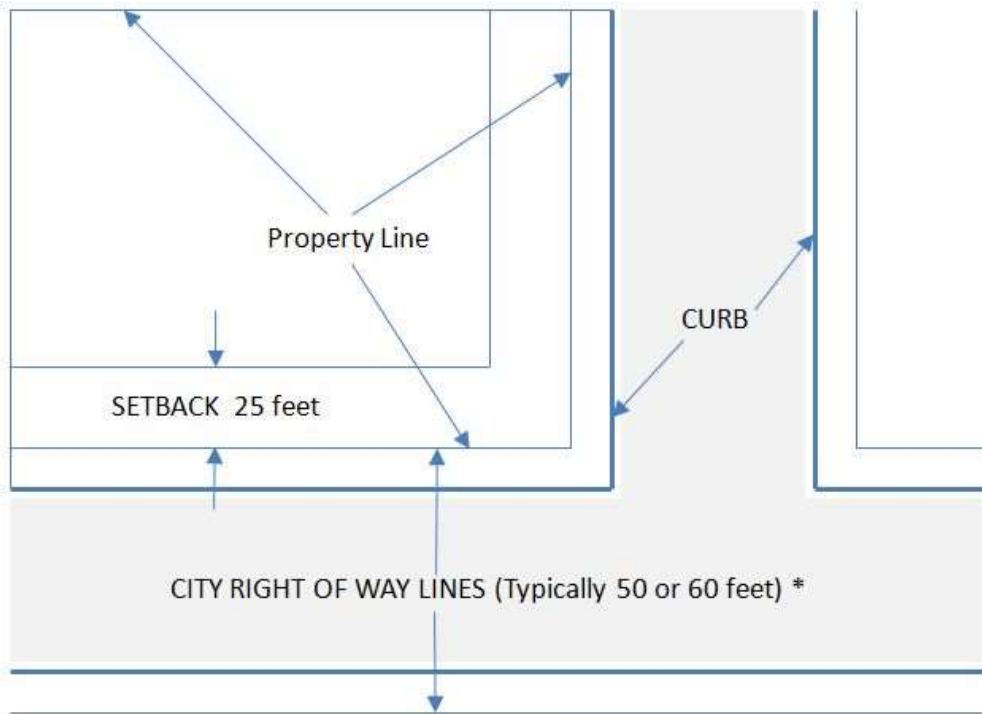
A. TRAILERS, HOUSE CARS AND MOVEABLE STRUCTURES

No trailer, house car or other movable structure shall ever be parked or placed, temporarily or otherwise, on any lot.

B. BOATS, BOAT TRAILERS AND RECREATIONAL CAMPERS

All boats, boat trailers or recreational campers may be stored on the premises so long as they are out of sight of the street fronting the residence.

C. SETBACK AND RIGHT OF WAY LINES DEFINITION



*Specific location is on the Lot Platt

D. FENCING (Deed Restrictions)

1. **Building Lines** - No dwelling, outbuilding, or other structure, or any part thereof, shall be constructed or maintained on any plot nearer to the right of way line of the adjoining street or streets than 25 feet, but the Dedicator may in its sole discretion, change the building line as to any lot or plot to allow such construction as close as 15 feet to said right of way line.
2. **Miscellaneous Provisions** (set backs) - No fence, wall or hedge, nor any pergola or other detached structure for ornamental purposes shall be erected, grown, or maintained on any part of any plot closer to the street than the building set-back line from the street.
3. **Miscellaneous Provisions** (design) - All fences and retaining walls must be suitable in design, material and structure, and are to be approved in writing by the Dedicator before such fences and retaining walls are constructed. No barbed wire or chain link fences shall be permitted in any case.
4. **Construction** (golf course) - With respect to those lots which abut on Tract A (ie the golf course) no wall or fence shall be constructed on the common line between such lot and the said Tract A nor along the rear twenty-five feet of a sideline of any such lots unless it shall be constructed of the same material as the house itself and conform to such construction actually. Chain link fences and wooden fences shall in no event be approved by the Dedicator for such common line or the rear twenty-five feet of the sidelines of such lots.

E. FENCING (LCPOA and City Requirements)

Fencing and gates must comply with all of the following; (a) the deed restrictions, (b) the city rules and (c) the LCPOA requirements. Article L – Approval of Plans of the deed restrictions states that you must provide plans and specifications prior to commitment of any construction, maintenance or alteration of any structure on your lot. You can find everything you need to submit plans by clicking on the Construction Approval Forms link at elcpoa.org.

F. OUTBUILDINGS (Deed Restrictions) (including detached garage, greenhouse, boathouse)

1. **Frontage** (Forward facing doors) – No garage, or other structure designed or intended to be used for the storage or housing of automobiles or other vehicles, shall be constructed in such a way as that the doors, or openings thereof, will face toward the street; save and except that the Dedicator may allow exceptions to this provision if, in its exclusive discretion, it deems fit. Dedicator is barred from making this exception in Secret Harbor.
2. **Building Lines** (Setback lines) – No dwelling, outbuilding, or other structure, or any part thereof, shall be erected or maintained on any plot nearer to the right of way line of the adjoining street or streets than 25 feet, but the Dedicator may in its sole discretion, change the building line as to any lot or plot to allow such construction as close as 15 feet to said right of way line. Customary architectural appurtenances, such as cornices bay windows spouting and chimneys may extend beyond the front building lines not more than 5 feet. No residence shall be constructed any closer to a side lot line than 5 feet.
3. **Building Lines** (Golf Course) – On all lots which abut Tract A (ie *golf course*) no dwelling, outbuilding or other structure or any part thereof shall be erected or maintained nearer than *25 feet to the common line* of such lot and Tract A. Customary architectural appurtenances, such as

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cornices bay windows spouting and chimneys may extend beyond the front building lines not more than 5 feet.

4. **Building Lines** (Greenbelts) - With respect to those lots the rear line of which is adjacent to Open Green Nos. 2, 6, 7, and 11, no dwelling, outbuilding or other structure or any part thereof, shall be nearer to such lot line than 25 feet, but Dedicator may in its sole discretion change such building line as to any lot to allow construction as close as 10 feet to said rear lot line.
5. **Outbuildings** (Style and architecture) – Every outbuilding, including greenhouses and boathouses, shall correspond in style and architecture to the dwelling to which it is appurtenant. No outbuilding shall exceed in *height* the dwelling to which it is appurtenant, without the written consent of the Dedicator. If any outbuilding or garage is a part of the dwelling of attached thereto by breezeway or otherwise, then it shall be considered as part of said dwelling and shall be so located as to comply with the restrictions and covenants herein contained which relate to dwelling set back and building lines.
6. **Outbuildings** - No detached garage or outbuilding, or any part thereof, shall be erected or maintained nearer than 15 feet to the side or the back property line of the plot on which it is erected, unless no part of such garage or outbuilding is nearer to the front line of the plot than the rear or back of the dwelling on the plot, in which case the Dedicator may in its discretion grant permission in writing that such detached garage or outbuilding may be located so that no part thereof is nearer than 5 feet to the side or back lines of the plot; save and except that no building, garage or outbuilding shall be erected or maintained outside of the building line as defined and established herein.

For clarification the above restriction is saying, if any part of the structure is in front of the back of the house, the structure must not be nearer that 15 feet to the side property line.

7. **Outbuildings** (On corner lots) - A detached garage or outbuilding on corner plots must be in the corner of said plot diagonally opposite the street intersection and the outside walls adjacent to the two adjoining plots or adjoining property shall not be less than 5 feet from the property line of the plot unless written consent if the Dedicator is received to vary from this requirement.
8. **Construction** (Material greenhouses, and boathouses) - The material used in the greenhouses, and boathouses shall be of the same material as required in the residences, unless a substitute material is approved by the Dedicator.
9. **Easements Reserved** – No building or other permanent structure shall be erected or maintained on any part of any area designated as utility or drainage easements on the recorded map, nor upon any other area upon which the Dedicator may reserve and easement for utilities in any deed or deeds executed by it; but the owners of plots may erect and maintain a fence, wall or hedge along the property line within such easements, bur subject at all times to the prior right to use such area for the purposes for which such easements are reserved.
10. **Miscellaneous Provisions** (Ornamental setback) - No fence, wall or hedge, nor any pergola or other detached structure for ornamental purposes shall be erected, grown, or maintained on any part of any plot closer to the street than the building set-back line from the street.
11. **Miscellaneous Provisions** (Portable buildings) – No building of any character may be moved from outside the area covered by this dedication to any lot or plot covered.

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12. **Use Of Land** (Uninhabited) - No lot or plot and no residence or outbuilding located thereon shall ever be used for other than a single family residence or purposes incidental thereto.
No garage or outbuilding on any lot or plot shall be used as a residence or living quarters, temporarily or otherwise, except by servants engaged on the premises, or at the discretion of the Dedicator.

G. OUTBUILDINGS (LCPOA and City Requirements)

Outbuildings must comply with all of the following; (a) the deed restrictions, (b) the city rules and (c) the LCPOA requirements. Article L – Approval of Plans of the deed restrictions states that you must provide plans and specifications prior to commitment of any construction, maintenance or alteration of any structure on your lot. You can find everything you need to submit plans by clicking on the Construction Approval Forms link at elcpoa.org.

H. DWELLINGS

1. **Use of Land** (Single family) - Only one single family residence and incidental outbuildings constructed or permitted to remain on any lot or plot.
2. **Use of Land** - (Single family) No lot or plot and no residence or outbuilding located thereon shall ever be used for other than a single family residence or purposes incidental thereto.
3. **Use of Land** (diligent work) - No garage or outbuilding on any lot or plot shall be used as a residence or living quarters temporarily or otherwise, except by servants engaged on the premises or at the discretion of the Dedicator. No dwelling shall be occupied in any manner at any time prior to completion. The work of constructing the dwelling shall be prosecuted diligently from the commencement thereof until completion.
4. **Frontage** (good frontage) - Every dwelling erected on any plot shall **present a good frontage** to the street and every dwelling erected on corner plots shall present a good frontage on both streets.
5. **Frontage** (Forward facing doors) - No garage, or other structure designed or intended to be used for the storage or housing of automobiles or other vehicles, shall be constructed in such a way as that the doors, or openings thereof, will face toward the street; save and except that the Dedicator may allow exceptions to this provision if, in its exclusive discretion, it deems fit. Dedicator is barred from making this exception in Secret Harbor.
6. **Building Lines** (Setback lines) - No dwelling, outbuilding, or other structure, or any part thereof, shall be erected or maintained on any plot nearer to the right of way line of the adjoining street or streets than 25 feet, but the Dedicator may in its sole discretion, change the building line as to any lot or plot to allow such construction as close as 15 feet to said right of way line. Customary architectural appurtenances, such as cornices bay windows spouting and chimneys may extend beyond the front building lines not more than 5 feet. No residence shall be constructed any closer to a side lot line than 5 feet.
7. **Building Lines** (Golf Course) – On all lots which abut Tract A (ie *golf course*) no dwelling, outbuilding or other structure or any part thereof shall be erected or maintained nearer than *25 feet to the common line* of such lot and Tract A. Customary architectural appurtenances, such as cornices bay windows spouting and chimneys may extend beyond the front building lines not more than 5 feet.

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8. **Building Lines** (Greenbelt setbacks) - With respect to those lots the rear line of which is adjacent to Open Green Nos. 2, 6, 7, and 11, no dwelling, outbuilding or other structure or any part thereof, shall be nearer to such lot line than 25 feet, but Dedicator may in its sole discretion change such building line as to any lot to allow construction as close as 10 feet to said rear lot line.
9. **Dwelling Free Space** (75% width) - No dwelling, including porches, attached garages or greenhouses, but excluding cornices, spoutings, chimneys and purely ornamental projections, shall occupy more than 75% of the width of the plot on which it is erected, such width to be measured along the building line nearest the respective streets, on which such plot fronts, except that with written consent of the Dedicator, the dwelling may occupy as much as 80% of said width of the plot.
10. **Dwellings** (Minimum square footage) - No residence shall be constructed upon any plot in which the total dwelling area, exclusive of garages, porches and outbuildings, is less than as follows: [See Your Actual "Dedication & Restrictive" Document For Specific Requirements which varies with phase]
11. **Construction** (Masonry requirements) - The exterior of every dwelling, including attached garages but exclusive of roofs; windows and doors, shall be at least 60% brick, stone, or other comparable material approved by the Dedicator.
12. **Construction** (Roofing) - Roofs shall be of any roofing material approved by the Dedicator except that composition asphalt shingles shall in no case be permitted. (This exception can no longer be enforced)
13. **Easements Reserved** - No building or other permanent structure shall be erected or maintained on any part of any area designated as utility or drainage easements on the recorded map, nor upon any other area upon which the Dedicator may reserve easement for utilities in any deed or deeds executed by it; but the owners of plots may erect and maintain a fence, wall, driveway, or hedge along the property line within such easements, but subject at all times to the prior right to use such area for the purposes for which such easements are reserved. Concrete or concrete asphalt driveways or walkways will have a construction joint in line with the easement.
14. **Detached Garage** (Setback if not in back yard)- No detached garage or outbuilding, or any part thereof, shall be erected or maintained nearer than 15 feet to the side or the back property line of the plot on which it is erected, unless no part of such garage or outbuilding is nearer to the front line of the plot than the rear or back of the dwelling on the plot, in which case the Dedicator may in its discretion grant permission in writing that such detached garage or outbuilding may be located so that no part thereof is nearer than 5 feet to the side or back lines of the plot; save and except that no building, garage or outbuilding shall be erected or maintained outside of the building line as defined and established herein.

For clarification the above restriction is saying, if any part of the structure is in front of the back of the house, the structure must not be nearer than 15 feet to the side property line.

15. **Detached Garage** (Corner lot location) - A detached garage or outbuilding on corner plots must be in the corner of said plot diagonally opposite the street intersection and the outside walls adjacent to the two adjoining plots or adjoining property shall not be less than 5 feet from the property line of the plot.

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I. Dwellings (LCPOA and City Requirements)

Dwellings must comply with all of the following; (a) the deed restrictions, (b) the city rules and (c) the LCPOA requirements. Article L – Approval of Plans of the deed restrictions states that you must provide plans and specifications prior to commitment of any construction, maintenance or alteration of any structure on your lot. You can find everything you need to submit plans by clicking on the Construction Approval Forms link at elcpoa.org.

J. SIGNS

Signs, Billboards and Miscellaneous Provisions – The construction or maintenance of billboards, poster boards of advertising of any kind on any part of any lot is prohibited, except that signs not exceeding 5 square feet in size, advertising property shown on said map for sale or rental, are permitted, and except that the Dedicator or agent in charge of sale if the Addition may erect signs greater than 5 square feet in area.

K. DRIVEWAYS

Construction – The improvements constructed on every plot shall include the paving of all driveways and parking areas on the plot, in their entirety, with either concrete or asphalt concrete surfaces.

L. APPROVAL OF PLANS

No buildings, fences, retaining walls, walls, terraces or other structure shall be commenced, erected, or maintained, nor shall any addition, or change or alteration therein be made, unless plans and specifications, plot plans and grading plans therefor, or other information concerning the same which is satisfactory to the **Dedicator***, shall have been submitted to and approved by the Dedicator, and a copy of all such plans, specifications and other written information shall be left with the Dedicator after approval thereof by it. The approval of the Dedicator shall be required as to the material, type of construction, the location and height of any such building, fence, wall, terrace or other structures or additions, as well as changes and alterations thereto. This right of approval of plans shall include the right of Dedicator to prevent any monotony created by the repetition of housing styles and the repetitious use of exterior materials.

**LCPOA was assigned as the legal Dedicator (organisation responsible for deed restriction enforcement) of Lake Country in 1999 by the Amon Carter Foundation.*

Note - If you plan to change the external look of your property (fencing, fence repair, paint color, driveway, retaining walls, additions, outbuildings, roofing, roofing color/type, siding, pergolas, etc) in any way, avoid costly rework by requesting approval first. Please contact us by calling or emailing. (817) 566-2963

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M. APPROVAL OF PLANS (LCPOA and City Requirements)

Required approval forms have been developed to ensure evenhanded consistent and fair enforcement of the deed restrictions, City rules and LCPOA requirements. All of the requirements on the forms must be agreed to in writing prior to commitment of the project. There are approval forms for Exterior Painting, Fencing/Gates, Outbuildings, Dwelling Modification, Retaining Walls, Driveways and Detached Garages. You can obtain the forms by clicking on the [Construction Approval Forms](#) link at elcpoa.org.

N. FRONTAGE

Every dwelling erected on any lot shall present a good frontage on the street and every dwelling erected on corner lots shall present a good frontage on both streets. On those lots which abut on Tract A each dwelling shall present a good frontage to the rear as it faces Tract A.

O. ANIMALS

The raising or keeping of poultry, seine, rabbits, cows, horses and other livestock of whatever character is prohibited. Dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.