

5799 TMI 020

**APPENDIX B
RESTRICTIVE COVENANTS**

LAND USE

No lot shall be used except for residential or agricultural purposes. Each lot is restricted to one single family dwelling as well as the appropriate outbuildings except with the written consent of the developer. These lots are not to be used for the storing of disabled vehicles. All vehicles, except farm equipment, must have a current license and inspection. Lots are not to be used for the storage of trash or debris as this is to be disposed of in a timely manner.

HOUSING REQUIREMENTS

Any residence constructed or placed on any tract must have an air conditioned living space of not less than 1,200 square feet, except that mobile homes of not less than 14' by 70' will be permitted. All residences shall be built to meet the then current local and state building and energy requirements. Any modular or manufactured housing can be no more than three (3) years old except with written consent of the developer, and each manufactured home must be fully skirted with a vinyl or masonry product within 30 days from the date that the mobile home is moved onto the property. In addition, to insure the aesthetics of the area, each mobile home is required to have a front porch (deck) not smaller than 60 square feet. No recreational vehicles, campers, or travel trailers will be allowed for permanent housing except during construction of your principal residence, (maximum of 6 months).

ARCHITECTURE

In an effort to maintain the aesthetic beauty of the area, all dwellings built or placed on the property must be compatible with the surrounding area. All property improvements including accessory buildings and barns must be built with new materials.

LOCATION OF IMPROVEMENTS

No building of any kind shall be located on any tract nearer to the property line than 100 feet, nor closer to the side property line than 10 feet. Developer may permit a change in the setback line on any tract when it seems advisable and in the best interest of customer and developer. All septic systems must have proper permits and be built to meet county standards.

NUISANCES

No noxious or offensive activity, whether for profit or not, shall be carried on or upon any tract, nor shall anything be done thereon which may be considered an annoyance or nuisance to the neighborhood. Any contaminating activities and storage of any environmentally hazardous materials are prohibited. This land is meant to be used as a residential subdivision and each owner is expected to keep his property in a condition that does not distract from the subdivision.

TERMS

These covenants and restrictions are to run with the land and shall be binding for a period of fifteen (15) years from the date that this instrument is recorded. After which time, said covenants and restrictions shall be automatically extended for successive periods often (10) years unless an instrument signed by a majority of the then record owners of the lots has been recorded agreeing to change said covenants and restrictions, in whole or in part.

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WITNESS our hands at Tyler, Texas

This 5th day of August

Michael W. Stewart ²⁰¹¹
 Michael W. Stewart
Steven E. Stewart
 Steven E. Stewart
Mack G. Stewart
 Mack G. Stewart

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(Acknowledgment)

STATE OF TEXAS

COUNTY OF Smith }

This instrument was acknowledged before me on the 5th day of June, 2012
by Michael W. Stewart, Steven E. Stewart, and Mack G. Stewart.

My commission expires:

4-30-2013

Thomas M. Tunnell
 Notary Public, State of Texas
 Notary's printed name:

