



## Covenants

Revised; 03.2019

- \* Home must contain a minimum of 2,000 sq ft of heated space. Exterior construction of home must be at least 30% Stone or Brick. With roofing materials being 30 year ark shingles, metal, or clay tile.
- \* Barndominiums may be used as primary residence as long as they contain 30% Stone or Brick exterior side facing FM 149 or FM 2562, and have a minimum of 1,200 sq ft heated living space.
- \* Guest Quarters may be built after the main home, and must be at least 800 sq ft of living space.
- \* Existing homes will be grandfathered in and may be remodeled as Buyers wish. All new construction must follow covenants.
- \* Manufactured or modular homes of any type will not be allowed. RV's and campers may be used for weekend camping or up to 180 days during construction.
- \* Property owners may wait as long as they wish to build. Once construction begins, building must be completed within 12 months.
- \* All farm equipment, boats, trailers, RV's, Campers, ATV's and non-running vehicles must be screened from view or garaged.
- \* No chain link fencing that is visible from FM 2562 nor FM 149.
- \* Firearms are allowed for family use only. No shooting ranges or fully automatic weapons will be allowed.
- \* No open trash pits or burning of rubbish will be allowed. Burning of brush and building debris will be allowed.
- \* All tracts are restricted against Cell towers, Water Towers, Commercial buildings, Commercial Feed Lots.
- \* Swine is limited to FFA or 4H School projects. Poultry will be limited to 3 per acre. Horses, Cattle, and other livestock may be kept on any tract so long as they are fenced and maintained in clean sanitary conditions. No more than one large animal per acre will be allowed. Dogs must be contained on said owner's lot.
- \* Oil or gas exploration will not be allowed on the surface of any tract by any future surface owner. Any prior rights of exploration are yet to be determined.
- \* All lots must be maintained using prudent weed control. Mowing or baling of hay must be done as needed to maintain hay fields and lawns in quality condition.
- \* No tract shall be divided into less than 10 acres.
- \* These Covenants will run with the land until January 2044 at which time they will automatically expire unless a 75% majority of the property owners file an extension of said covenants. These covenants may be amended at any time provided that 100% of the property owners agree and said amendment is legally filed of record.