

DEED RESTRICTIONS

Applicable to owners of the property in Leon County, Texas, adjacent to CR 317, being six (6) tracts of land with the following designations: Tract 1 (1539 CR 317), Tract 2 (1645 CR 317), Tract 3 (1799 CR 317), Tract 4 (1903 CR 317), Tract 5 (1997 CR 317), Tract 6 (2135 CR 317) according to an unrecorded survey plat thereof; and a part of the Deed to which these restrictions are attached.

1. The property shall only be used for residential or non-commercial recreational purposes (legal hunting being allowed by land owner, family and friends; under no circumstances is property to be used for a hunting club with paid members).
2. All permanent residential structures shall be single-family structures and structures customarily appertaining to a residence, on a minimum of ten (10) acre per residential structure; and all shall be built with quality workmanship and materials, and of external design in harmony with the land and location with respect to topography and finish grade elevation

The ground floor area of the main structure of any dwelling, exclusive of one-story open porches and garages shall not be less than 1,200 square feet in the case of a one-story structure and not less than 900 square feet in the case of 1-1/2 and 2-story structures.

The exterior material of the main structure on any tract shall be of brick, concrete siding, masonry, stucco, or their equivalent, and frame materials, but shall not be constructed in its entirety of frame materials.

3. No structure shall be erected or placed nearer than thirty (30) feet to any property line.
4. No noxious or offensive activity shall be carried on upon any tract nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
5. No tract shall be used or maintained as a dumping area for rubbish. Trash, garbage or other waste shall be kept in containers which shall be kept in a clean and sanitary conditions.
6. No sign of any kind shall be displayed to public view on any tract except on sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise during the construction period.
7. Dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose. In addition to said household pets, one head of livestock per two (2) acres of land and animals for an organized school project (such as FFA) may be kept, provided that said livestock premises shall be maintained in clean and sanitary condition, and that the keeping of any such pets or animals shall not violate the provisions of paragraph 4 herein.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until December 31, 2026, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then record owners of the majority of the tracts included in these Deed Restrictions it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any of the tracts included in these Deed Restrictions to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages including attorney fees for such violations.

Invalidation of any one of the covenants by judgment or court order shall in no way affect any of the other provisions or covenants herein which shall remain in full force and effect.