

## DEED RESTRICTIONS

### CAPTAIN'S COVE

This property is to be used for residential purposes. No residence shall be constructed on the property with less than 1200 square feet within its outside walls.

If a home is started it must be completed within twelve (12) months. A metal garage will be allowed and must be built to the windstorm code.

Buildings can be on pilings or slab that meet the flood and windstorm insurance code.

Buildings must be constructed ten (10) feet from each side property line for drainage purposes.

No building or other structure shall be erected on any building site comprised of less than one (1) acre with a water supply.

No junk cars or mobile homes will be permitted. No old homes may be moved onto the property. No abandoned cars or scrap will be allowed on the property.

No noxious or offensive activity shall be carried on the above described property nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

No tavern shall be operated or beer/wine to be sold.

Grass, weeds and vegetation between the property and the street line shall be mowed at regular intervals so as to maintain the same in a neat and attractive manner. No trash, ashes or other refuse may be thrown on any vacant tract, avenue, boulevard, drive or street on this property.

If the parties hereto or their heirs or assigns violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property covered by these restrictions to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate such covenants, to prevent him or them from so doing and to recover damage or other dues from such violations.

Invalidation of any one of these covenants by judgments or other court order shall in no wise affect any of the other provisions which shall remain in full situated within this subdivision.

All owners will be responsible for maintaining proper drainage on the property. If land is built up, all drainage shall be directed toward the north ditch and away from all other properties.

These restrictions shall remain in full force and effect for a period of twenty (20) years from the date of filing of the plat with commissioners' court in Calhoun County.