

**Declaration of Restrictive Covenants of the  
Bedias Ranch Estates  
An Unrecorded Subdivision**

**Basic Information**

**Date:** July \_\_\_\_, 2021

**Declarant:** MIG Land Company, L.L.C.

**Declarant's Address:**

2302 Post Office Street, Suite 601  
Galveston, Galveston County, Texas 77550

**Property:** Being that certain tract or parcel of land situated in Grimes County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

**Definitions**

"Covenants" means the covenants, conditions, and restrictions contained in this Declaration.

"Declarant" means MIG Land Company, L.L.C. and any successor that acquires all unimproved Lots owned by Declarant for the purpose of development and is named as successor in a recorded document.

"Easements" means Easements within the Property for utilities, drainage, and other purposes as shown on the Plat or of record.

"Lot" means each tract of land designated as a lot on the Plat.

"Owner" means every record Owner of a fee interest in a Lot.

"Plat" means the Plat of the Property recorded in of the real property records of Grimes County, Texas, and any replat of or amendment to the Plat made in accordance with this Declaration.

"Renting" means granting the right to occupy and use a Residence or Structure in exchange for consideration.

"Residence" means a detached building designed for and used as a dwelling by a Single Family and constructed on one or more Lots.

"Single Family" means a group of individuals related by blood, adoption, or marriage or a

number of unrelated roommates not exceeding the number of bedrooms in a Residence.

"Structure" means any improvement on a Lot (other than a Residence), including a fence, wall, tennis court, swimming pool, outbuilding, or recreational equipment.

"Subdivision" means the Property covered by the Plat and any additional property made subject to this Declaration.

"Vehicle" means any automobile, truck, motorcycle, boat, trailer, or other wheeled conveyance, whether self-propelled or towed.

## **Clauses and Covenants**

### **A. Imposition of Covenants**

1. Declarant imposes the Covenants on the Subdivision. All Owners and other occupants of the Lots by their acceptance of their deeds, leases, or occupancy of any Lot agree that the Subdivision is subject to the Covenants.

2. The Covenants are necessary and desirable to establish a uniform plan for the development and use of the Subdivision for the benefit of all Owners. The Covenants run with the land and bind all Owners, occupants, and any other person holding an interest in a Lot.

3. Each Owner and occupant of a Lot agrees to comply with this Declaration and agrees that failure to comply may subject him to a fine, damages, or injunctive relief.

### **B. Plat and Easements**

1. The Plat, Easements, and all matters shown of record affecting the Property are part of this Declaration and are incorporated by reference.

2. An Owner may use that portion of a Lot lying in an Easement for any purpose that does not interfere with the purpose of the Easement or damage any facilities. Owners do not own any utility facilities located in an Easement.

3. Neither Declarant nor any Easement holder is liable for damage to landscaping or a Structure in an Easement.

4. Declarant and each Easement holder may install, maintain, and connect facilities in the Easements.

### **C. Use and Activities**

1. *Permitted Use.* A Lot may be used only for an approved Residence and approved Structures for use by a Single Family.

2. *Prohibited Activities.* Prohibited activities are -
- a. any activity that is otherwise prohibited by this Declaration;
  - b. any illegal activity;
  - c. any nuisance or noxious or offensive activity;
  - d. no Lot shall be utilized for any dumping of garbage, rubbish, trash or hazardous materials and no garbage or other waste shall be kept on any Lot except in sanitary containers;
  - e. any storage of –
    - i. building materials except during the construction or renovation of a Residence or a Structure;
    - ii. vehicles, except vehicles in a garage or Structure or operable automobiles on a driveway. Any vehicle in a state of disrepair or which is unlicensed or unregistered that is placed on any Lot for more than two (2) weeks shall constitute a “junk yard”; or
    - iii. unsightly objects unless completely shielded by a Structure;
  - f. any commercial or professional activity except reasonable home office use and/or farm/ranch activities;
  - g. the drying of clothes in a manner that is visible from any street;
  - h. installing and/or relocating any new or used single-wide mobile home, manufactured home, manufactured housing, or house trailer; however newly constructed double-wide manufactured home(s) shall be allowed provided that such double-wide manufactured home is no more than five (5) years old and is fully skirted on all sides and complies with the covenants, conditions and restrictions as set forth herein;
  - i. interfering with a drainage pattern or the natural flow of surface water;
  - j. any and all domestic animals shall be contained within the boundaries of each Owner’s respective Lot or in the control of the animal’s owner;
  - k. no outside, open or pit type toilet shall be allowed on any Lot and all plumbing shall be connected to an approved septic or sewer system. All septic and sewage disposal systems shall comply with any and all requirements, rules and regulations of the appropriate governing agencies;

l. no structure of a temporary character, any tent, shack, garage, barn, unfinished residence, barn or other outbuilding shall, at any time, be used as a residence or dwelling, either temporary or permanently. A travel trailer or motor home may be used as temporary living quarters during the construction of a new home, for a maximum period not to exceed nine (9) months.

m. maintaining and/or operating a swine farm, poultry farm or kennel for commercial purposes.

#### **D. Construction and Maintenance Standards**

##### 1. *Lots*

a. *Subdivision Prohibited.* No Lot may be further subdivided.

b. *Maintenance.* Each Owner must keep the Lot, all landscaping, the Residence, and all Structures in a neat, well-maintained, and attractive condition as provided for in the 2017 International Maintenance Code and any amendments thereto.

c. *Fencing.* The perimeter of each Lot, as shown on the Plat, shall be enclosed with a fence capable of turning livestock, the perimeter fence of each Lot shall not be destroyed or taken down. However, nothing herein shall prevent the construction of gates (provided that they are kept closed) or cattle guards (capable of turning livestock) from being construction in said perimeter fence.

##### 2. *Residences and Structures*

a. *Aesthetic Compatibility.* All Residences, Structures, and Landscaping must be aesthetically compatible with the Subdivision.

b. *Maximum Height.* The maximum height of a Residence is 2 stories.

c. *Required Area.* The total area of a Residence, exclusive of porches, garages, or carports, must be at least 1,500 square feet.

d. *Damaged or Destroyed Residences and Structures.* Any Residence or Structure that is damaged must be repaired within one hundred eighty (180) days and the Lot restored to a clean, orderly, and attractive condition. Any Residence or Structure that is damaged to the extent that repairs are not practicable must be demolished and removed within ninety (90) days and the Lot restored to a clean and attractive condition.

e. *Antennas.* No antenna, satellite dish, or associated wires may be visible from the street or be located behind the back-setback line of any Lot.

f. *Location on Lot.* No Residence or Structure may be located in violation of the setback lines shown on the Plat. Any and all Residences or Structures shall be located no less than 25' feet from the boundary Lot lines as shown on the Plat.

**E. General Provisions**

1. *Term.* This Declaration runs with the land and is binding for a term of 20 years. The term may be extended for successive terms of 10 years each by the affirmative vote of 75.0% percent of the Owners within 2 months before the end of a term. Thereafter this Declaration automatically continues for successive terms of 10 years each, unless within 2 months before the end of a term 25.0% percent of the Owners vote not to extend the term.

2. *No Waiver.* Failure by an Owner to enforce this Declaration is not a waiver.

3. *Corrections.* Declarant may correct typographical or grammatical errors, ambiguities, or inconsistencies contained in this Declaration, provided that any correction must not impair or affect a vested property right of any Owner.

4. *Amendment.* This Declaration may be amended at any time by the affirmative vote of 67.0% percent of the Owners.

5. *Severability.* If a provision of this Declaration is unenforceable for any reason, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability does not affect any other provision of this Declaration, and this Declaration is to be construed as if the unenforceable provision is not a part of the Declaration.

6. *Notices.* Any notice required or permitted by this Declaration must be given in writing by certified mail, return receipt requested. Unless otherwise required by law or this Declaration, actual notice, however delivered, is sufficient.

7. *Annexation of Additional Property.* On written approval of Declarant and not less than 75.0% percent of the Owners, the owner of any property who desires to subject the property to this Declaration may record an annexation agreement that will impose this Declaration and the Covenants on that property.

8. *Presuit Mediation.* As a condition precedent to the commencement of a legal proceeding to enforce this Declaration, the Owners will mediate the dispute in good faith.

MIG LAND COMPANY, L.L.C.

BY:   
Robert L. Moody, Jr., Member

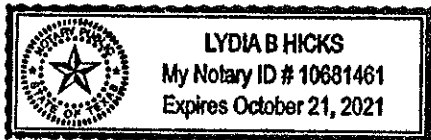
STATE OF TEXAS

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COUNTY OF GALVESTON

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On the 29<sup>th</sup> day of July, 2021, before me, the undersigned Notary Public, personally appeared Robert L. Moody, Jr. known to me or satisfactorily proven to be the person whose name is subscribed to this instrument in his capacity as Member of MIG LAND COMPANY, L.L.C. and acknowledged that he executed the same for the purpose contained therein.



Lydia B. Hicks  
Notary Public, State of Texas

After recording, please return to:

2302 Post Office Street, Suite 601  
Galveston, Galveston County, Texas 77550

## EXHIBIT "A"

### TRACT ONE:

**BEGINNING** on the South line of said J. W. Stoddard Survey and at the S. E. corner of said 130.9 acre tract, same being the S. E. corner of a 230.9 acre tract of which said 130.9 acre tract was a part at a stake for corner from which a B. J. 8 inches in dia brs S 70 E 6.7 vrs and a B.J. 8 inches in dia brs N 18 E 9 vrs;

**THENCE N 70 W** along the South line of said Stoddard Survey and 130.9 acre tract, 562 vrs to a stake for corner from which a P. 0.22 inches in dia mkd IX hrs N 3 1/2 W 15 vrs, said corner being the S. E. corner of a 100 acre tract out of said 230.9 acre tract;

**THENCE N 22 08' E** along the East line of said 100 acre tract, 1203.2 vrs to a stake for corner;

**THENCE S 70 E 517.5 vrs** to a stake for corner on the East line of said 130.9 acre tract, and in the center of a public road;

**THENCE S 20 W** along said East line of 130.9 acre tract, 1202.4 vrs to the place of beginning, containing 115 acres, more or less.

### TRACT TWO:

**BEGINNING** at the N. E. corner of said 130.9 acre tract, same being the N. E. corner of a 230.9 acre tract of which said 130.9 acre tract was a part, a stake for corner from which a P. 0. 16 inches in dia brs S 45 E 10.4 vrs and a P. 0. 18 inches in dia brs S 34 W 16.2 vrs;

**THENCE S 20 W** along the East line of said 130.9 acre tract, 174.6 vrs to a stake for corner;

**THENCE N 70 W 517.5** to a stake for corner on the East line of a 100 acre tract out of said 230.9 acre tract;

**THENCE N 22' 08' E** along the East line of said 100 acre tract 174.6 to a stake for the N. E. corner of said 100 acre tract and the N. W. corner of 130.9 acre tract, said corner being in the center of public road;

**THENCE S 70 E along the North line of said 130.9 acre tract, 511 vrs to the place of beginning, containing 15.9 acres of land, more or less.**