

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Tract 1, 2.300 Acres - Tract 2, 3.665 Acres - Tract 3, 3.666 Acres

**Mayfield Subdivision, situated in the
Jose Maria De La Garza Grant Survey A-22, Walker County Texas**

- A. The above described property shall be used for single family residential farm purposes only. No business of any type or character shall be operated thereon.
- B. The dwelling on the above described property shall contain not less than
- 1) 1900 sq ft single story
 - 2) 2300 sq ft two story
- square feet of living space, under cover, exclusive of garage. All improvements shall be finished within one (1) year from commencement of construction.
- C. No more than one residence shall be located on said premises, unless the express written consent of Grantor is secured.
- D. No outside or pit toilet shall be built, kept or used on said premises. No trash, garbage, or other disposal matter shall be deposited or stored on said premises. Storage shall be contained to a garage or barn.
- E. No trailer, mobile home, manufactured or prefabricated home, Tiny Home, or structure transported "offsite" to the subject tracts, tent, shack, garage or barn shall, at any time, be used as a residence, temporary or permanent. Barndominiums are permitted with Architectural Approval ONLY. Metal Buildings, Storage Barn (building) or Barn structures are permitted for storage of Farm equipment, livestock or personal belongings. Metal Buildings, Storage Barn (building) or Barn are not permitted for Commercial Business use.
- F. Architectural control: each proposed building shall be approved by the Architectural Committee (i.e.) elevation, square footage, and construction materials mix). All plans, plot plan, general specifications and description of materials shall be submitted and approved, before construction shall commence. The committee is comprised of two persons Patrick Johnson and Cameron Johnson, or alternate person being named by the committee.
- G. No building shall be set or erected closer than 50 (fifty) feet from the property line adjoining the road, nor closer than 25 (twenty five) feet from any interior property line.
- H. The property conveyed herein shall not be re-subdivided. A subsequent sale, mortgage, or assignment must be of the whole tract and not a portion thereof. The premises conveyed herein are to be used by one family only, consisting of the owner, his or her spouse and children.
- I. LIVESTOCK: Defined as horses, cows, and chickens.
- No animal of any kind shall be raised, bred or kept on the premises, except that dogs, cats, or other household pets may be kept, provided that they are not bred, or maintained for commercial purposes. With the exception of horses or cows with a ratio of one horse and/or one cow per two (2) acres.
- For the purpose of a school sponsored program (FFA or 4- H Club) one pig, one goat, or chickens may be permitted.
- J. FIREARMS: The use of firearms will be limited to small caliber hand guns, shotgun, and/or small caliber rifles (i.e.) 22 caliber. The privacy, safety and consideration of adjoining neighbors shall be taken into account when using such firearms.
- K. The covenants are to run with the land and shall be binding on all parties and all persons Ownership or interest of Ownership.

Exhibit _____

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