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MOODY LAND COMPANY
DEED RESTRICTIONS

MOODY LAND COMPANY DOES HEREBY COVENANT AND PROVIDE THAT IT AND ALL PERSONS HOLDING TITLE TO LAND IN THE R. GAINER SURVEY, ABSTRACT 12, FREESTONE COUNTY, TEXAS SHALL HOLD TITLE SUBJECT TO THE FOLLOWING RESTRICTIONS RUNNING WITH THE LAND, WHICH RESTRICTIONS SHALL RUN IN FAVOR OF AND BE ENFORCEABLE BY ANY PERSON WHO SHALL HEREAFTER OWN ANY OF THE LAND ABOVE DESCRIBED, TO-WIT:

1. NO RESIDENCE WHICH DOES NOT CONTAIN AT LEAST SEVEN HUNDRED AND TWENTY (720) SQUARE FEET OF GROUND FLOOR SPACE EXCLUSIVE OF OPEN PORCHES AND GARAGE SHALL BE PLACED ON ANY LOT.
2. TEMPORARY STRUCTURES WILL BE ALLOWED ONLY ON LOTS ON WHICH PERMANENT HOMES ARE BEING BUILT AND MAY NOT BE INSTALLED UNTIL A BUILDING PERMIT OR WRITTEN PERMISSION FROM MOODY LAND COMPANY HAS BEEN OBTAINED.
3. ANY MOBILE HOME TO BE PLACED IN THIS SUBDIVISION MUST MEET MINIMUM FHA SPECIFICATIONS AND SHALL BE APPROVED BY THE REGULATORY COMMITTEE. ALL MOBILE HOMES SHALL BE SKIRTED WITH AN ATTRACTIVE MATERIAL TO ENHANCE RATHER THAN DETRACT FROM THE INSTALLATION IF CAN BE SEEN FROM ROAD.
4. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
5. ALL BUILDINGS OF FRAME CONSTRUCTION AND FENCES SHALL BE PAINTED WITH AT LEAST TWO COATS OF PAINT AND SHALL BE MAINTAINED IN AN ADEQUATE COVER OF PAINT.
6. NO BUILDING OR MOBILE HOME SHALL BE LOCATED NEARER TO THE FRONT PROPERTY LINE THAN TWENTY-FIVE (25) FEET.
7. NO OUTSIDE TOILETS SHALL BE INSTALLED OR MAINTAINED AND ALL PLUMBING SHALL BE CONNECTED TO A SEPTIC TANK CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE RULES OF FREESTONE COUNTY, OR OTHER REGULATORY AGENCY HAVING JURISDICTION.
8. NO LIVESTOCK OR POULTRY SHALL BE KEPT ON ANY LOT OF LESS THAN FIVE (5) ACRES IN AREA.

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9. NO SWINE MAY BE KEPT AT ANY TIME WITHIN MOODY LAND COMPANY OR ADDITION THERETO.
10. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR TRASH, RUBBISH, GARBAGE, JUNK VEHICLES OR OTHER WASTE. ALL INCINERATORS OR OTHER EQUIPMENT FOR STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.
11. STORAGE BUILDINGS OR OTHER SECONDARY STRUCTURE WILL BE PERMITTED ONLY IF GIVEN AN AESTHETIC APPEARANCE TO BLEND INTO THE NATURAL SURROUNDINGS.
12. EACH PROPERTY OWNER IS EXPECTED TO MAINTAIN HIS HOME AND LOT IN A NEAT AND ORDERLY MANNER. THERE IS HEREBY DELEGATED TO MOODY LAND COMPANY AND/OR THE PROPERTY OWNER'S ASSOCIATION, THE RIGHT TO REQUIRE ANY LOT OWNER TO PERFORM SPECIFIED ACTS TO INSURE THE BEAUTIFICATION OF THE SUBDIVISION.
13. HUNTING OR THE SHOOTING OF FIREARMS IS STRICTLY RESTRICTED TO OWNER OWNED LARGE LOTS OF OVER FIVE (5) ACRES.
14. NO IMPROVEMENTS OF ANY NATURE WILL BE PERMITTED TO BE LOCATED ON ANY EASEMENT THAT HAS BEEN RESERVED FOR THE USE AND BENEFIT OF THE INHABITANTS OF THE SUBDIVISION.
15. NO MINING OPERATIONS OF ANY NATURE SHALL BE CARRIED OUT WITHIN THE CONFINES OF ANY TRACT OR LOT, EXCEPT A LOT OF TRACT OWNER MAY USE MATERIALS FOUND ON HIS TRACT OF LOT TO CONSTRUCT ROADS ON HIS TRACT OR LOT. NO COMMERCIAL MINING OF ROAD SURFACE MATERIALS WILL BE PERMITTED AT ANY TIME.

MOODY LAND COMPANY SHALL NEVER BE LIABLE FOR PAYMENT OF ANY MAINTENANCE CHARGE.

MOODY LAND COMPANY WILL MAKE EVERY EFFORT TO ENFORCE THESE DEED RESTRICTIONS. HOWEVER, IF IT BECOMES NECESSARY TO TAKE ONE OF THE LOT OWNERS TO COURT, EACH LOT OWNER WILL BE ASSESSED HIS/HER PRO-RATA PORTION PER ACRE TO ENFORCE THIS INSTRUMENT.

