

Restrictions to Attached Metes & Bounds

1. No manufactured housing is allowed.
2. No lot shall be used for commercial purposes of raising or rendering animals
3. No lot shall be used for any purpose which may be offensive by reason of odor, fumes, dust, smoke, noise, vision, vibration, pollution, or which is hazardous by reason of excessive danger of fire or explosion.
4. The owner of attached parcel shall at all times keep the premises in a safe, clean and wholesome condition in compliance with all governmental, health, fire and police regulations, and will remove at his or her own expense, any trash or debris of any character whatsoever which may accumulate on such lot.
5. No gas, oil, mineral, or gravel operations shall be permitted on subject parcel.
6. Subject parcel may not be subdivided into more than 6 parcels.
7. All primary residences shall be a minimum of 1800 square feet.
8. Water and sewer services shall meet Harris County Guidelines.
9. Fencing fronting Kennings Road shall be approx. 4 feet high and of wood or metal construction, no t-post allowed.
10. Each individual owner of any of the original 122.552 acre Tract in the Thomas Toby Survey, Abstract No 784, aka Charles Ware Survey, Harris County, Tx. Is specifically given the right to enforce these restrictions by injunction or other lawful procedure and to recover damages resulting from any violation thereof.
11. The property is to be used for residential use only.
12. These restrictions shall be filed as part of the Deed and remain with the subject property.