

RESTRICTIONS

THAT JERIME JOHNSON, dba J-TEC DEVELOPMENT COMPANY of Hardin County, Texas, the owner of EASY LIVING ADDITION (which is to be measured from the EAST line along F.M. 770, WEST 575' (five hundred seventy five feet) parallel with the NORTH line of the tract), a SUBDIVISION out of the B.B.B. & C.R.R. -159 , ABSTRACT #102, TRACT 12, DOES HEREBY establish restrictions, covenants, and building set back lines to apply uniformly to the use, occupancy, and conveyance of all lots in the EASY LIVING ADDITION, to and for the present and future owners of said lots.

1. THE PREMISES CONVEYED shall be used for RESIDENTIAL PURPOSES ONLY. No structure shall be erected, altered, or permitted on these premises other than a single family dwelling, not to exceed two (2) stories in height and a private garage or carport for not more than three (3) cars and other buildings incidental to residential use. All CARPORTS shall be located to the rear of the residence. Residence shall be on concrete foundations at an elevation determined by the developer.
2. NO BUILDING whether of a temporary or permanent nature, will be permitted within 150 feet of EAST property line. All buildings shall have siding and trim of wood or metal, provided the wood is painted or metal is baked on enamel type panel.
3. NONE OF SAID LOTS shall be re-subdivided in any fashion, except that any person owning two or more adjoining lots may consolidate such lots into a single residential home site, and the lot set back line of 50' will not apply to the interior lots.
4. ALL RESIDENTIAL STRUCTURES shall contain a minimum of FOURTEEN HUNDRED (1,400) square feet of living area, exclusive of porches, garages, carports, and covered patios. These structures shall be located a minimum seventy five (75) feet from EAST property line and fifty (50) feet from NORTH or SOUTH property line. Said residential structures must be constructed of brick veneer, hardy plank, stone/rock, or cedar exteriors. Structures may be a combination of any of these exteriors. Roofing must be composition type or any panelized residential steel roofing system using Galvalume substrate, if painted, panels must be coated with Kynar 500 coating or equal quality coating.
5. NO LOT SHALL BE USED or maintained as a dumping ground for rubbish, trash, garbage, or other waste and no rubbish, trash, or garbage shall be kept except in sanitary containers. The OWNER of any lot or lots shall at all times keep and maintain such lot or lots and the premises in a neat and attractive condition. NEVER at any time shall an unlicensed vehicle occupy any part of these premises except inside a garage or out building.
6. THE USE OR DISCHARGE OF FIREARMS, pellet guns, or air rifles in any manner is expressly and absolutely prohibited in this subdivision.
7. RECREATIONAL VEHICLES are permitted on these premises provided they are parked to the rear of the main residential structure and they do not become a nuisance to the neighborhood, and are not used as a residence.
8. NO CATTLE, HOGS, POULTRY, or LIVESTOCK of any kind shall be raised or bred on this property. School related project animals for Future Farmers of America or 4-H are permitted, but no more than one large project animal (cows and horses) per lot, or four small project animals (all others) per lot. Any structure built to shelter animals will also follow the restrictions set in #2 of this instrument and will not have an open side on any side other than the WEST side. HOGS are strictly and absolutely prohibited, regardless of size, from these premises. Dogs, Cats, and other household pets may be kept, provided they are not kept or bred for commercial purposes.
9. NO COMMERCIAL or BUSINESS ACTIVITY shall be conducted on these premises.
10. ALL DRIVE WAY culverts must be installed to regulations set by the STATE of Texas.
11. NO WALLS, FENCES, or HEDGES shall be erected, planted, or maintained nearer to the EAST property line than the seventy five (75) foot set back line, and shall not be more than eight (8) feet in height, and must be maintained by the owner. No barbed wire will be incorporated in any fence nearer than 150 feet from the EAST property line.
12. ONLY SEPTIC SYSTEMS that conform with local and state guidelines will be used in this subdivision.
13. THE DEVELOPER, at its absolute discretion and opinion, without any responsibility or liability for failure to act, or ANY OWNER shall have the right to enforce, by any proceedings at law or in equity, all or any of these restrictions, conditions, and reservations now or hereafter imposed by the provisions of this declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. Any owner violating any of these restrictions, conditions, or reservations of this declaration shall be responsible and liable for all damages, costs, expenses and attorney's fees incurred by the DEVELOPER or OWNER(S) in enforcing any provision hereof.
14. DRAINAGE EASEMENTS are reserved, as outlined on the plat, and are noted on the affected deed(s).
15. THESE COVENANTS, CONDITIONS, AND RESTRICTIONS are to run with the land and shall be binding on all parties and all persons claiming under them for TWENTY YEARS (20) from the date of this DECLARATION is recorded; after which time said covenants, conditions, and restrictions shall be automatically extended for successive periods of TEN (10) years each. These covenants, conditions, and restrictions may be amended during the first twenty(20) years by an instrument signed by not less than 100% of the then lot owners of this subdivision.