

3701 FM 2611 Pvt Road Deed Restrictions

The property shall be used solely for private single family residential use.

- No commercial use of the property is permitted. No professional, business, or commercial activity to which the public is invited shall be conducted on the property.
- No mobile home, travel trailer, tent, or shack, shall be placed, erected, or be permitted to remain on the property or be used on the property at any time as a residence, either temporarily or permanently.
- Any residence constructed on property must have a living area of not less than one thousand four hundred (1,400) square feet, inclusive of open or screened porches, terraces, patios, and garages.
- The property cannot be used as a storage lot.
- Vehicles (including automobiles, trucks, trailers, boats, recreational vehicles, etc.) which are disabled, not currently licensed or registered, or are otherwise inoperable, may not be stored on the property.
- The sale and use of fireworks and the use or discharge of firearms of any kind whatsoever is strictly prohibited on the property. Hunting of any kind and by any method is also prohibited on the property.
- No privacy fencing is permitted on the property.
- No lumber, metals, bulk materials, refuse or trash may be kept, stored or allowed to accumulate on the property.
- No noxious or offensive activity shall be carried on upon the property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighboring property owners. Anyone on the property must comply with all County, State and Federal laws.
- The property owner at all times shall keep all weeds and grass thereon cut in a sanitary, healthful and attractive manner and maintain the property and improvements in a neat and orderly manner. Annual

Maintenance Fee

- Property owner must contribute a minimum of \$500 per year towards the maintenance of the common ingress/egress private road