

RESTRICTIVE COVENANTS

5620 Spreen Rd., Brenham

This property is subject to the following land use restrictions which shall be a covenant running with the land for a period of fifty (50) years from the date hereof:

1. No residential structure shall be built on the tract unless its living area has a minimum of eighteen hundred (1,800) square feet of floor-area including under roof outdoor living space. No single wide, double wide or triple wide mobile homes or manufactured homes are permitted on this property. No travel trailers, tents, or any other temporary portable structure may be used as a temporary residence on this property. No homes will be moved on this property. No business or commercial building permitted.
2. All residential structures will be according to custom builder's recommendation, and made of brick, stone, veneer, concrete, or other masonry material, and/or hardy plank.
3. All animals shall be prohibited except livestock, domestic pets, and domestic animals. No swine or chickens permitted.
4. No heavy machinery such as bulldozers or large equipment shall be kept on property on a regular basis.
5. Septic systems must abide by Washington County and/or city laws, and drainage must be directed to the front of the property.