

Country Acres Estates

. RESTRICTIONS- Being 7.37 acres (321,089 square feet) of land situated in the Gail Borden Jr. Survey, Abstract Number 12, Fort Bend County, Texas and being out of Lot 37 and the residual of Lot 38 of Fruitland Subdivision as recorded in Volume X, Page 307 of the Deed Records of Fort Bend County, Texas, and being out of that called 32.82 acre tract as recorded under Clerk's File Number 1999083924 of the Official Records of Fort Bend County, Texas; Said 7.37 acres being more particularly described as follows with all bearings being referenced to the Texas State Plane Coordinate System, South Central Zone, NAD83; Known as **Country Acres Estates** located in the city Limits of Orchard Texas

It is distinctly understood and agreed that this sale and conveyance is made subject to the following covenants, conditions, restrictions and reservations which shall run with the land & shall be binding upon all persons acquiring property in Country Acres Estates and those holding title under them:

(1) All lots or tracts in said premise shall be used for single family residential purpose only and no business of any kind or character shall be kept, conducted or maintained on the premise with the exception of lot #10 which may be business or residential.

(2) **All homes constructed on said premise shall have a minimum living area of at least 1600 square feet.** All homes must meet the **minimum set back of 25ft from the front property line & a maximum of 45 feet,** and be in compliance with the city of Orchard set back rules. All buildings shall be constructed on a concrete slab foundation. **All Foundations must be a minimum of 24 inches above grade.**

(3) No obnoxious or offensive condition shall be allowed to exist on the property nor shall anything be done thereon that may be or considered an annoyance or a nuisance to the neighborhood.

(4) All lots or tracts shall be kept free from litter, trash, weeds and debris. No lot or tract shall be used as a dumping ground for garbage, refuse or rubbish of any kind.

EXHIBIT

(5) No Manufactured home, or Modular Homes, garage, Barndominium or any other outbuilding shall at any time be used as a residence. All driveway culverts shall conform in size and capacity to the

requirements of the City of Orchard & the County of Fort Bend.

(6) The following exceptions to the foregoing paragraphs are hereinafter inserted and agreed upon as follows: If the owner of this lot shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any person or persons owning any other tracts out of the Orchard 0012 Gail Borden 0338 P Mcgreal Known as Country Acres Estates located in the city of Orchard which is located in Fort Bend County, Texas to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such restrictions or covenants and either to prevent him or them from so doing or to recover damages or other remedies for such violation, as the law permits such cases.