



- 13. All lots must be maintained using prudent weed control. Mowing or baling of hay must be done as needed to maintain hay fields and lawns must be kept in a quality condition.
- 14. No noxious or offensive activity shall be permitted upon any tract, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
- 15. At-home businesses will not create heavy traffic, excessive noise, unsightly views or foul odors.
- 16. No building should be placed on any lot near than 30' from FM 149, 26' from Anderson Ridge Ln., 30' from County Rd 222 or nearer than 15' to any other lot line
- 17. Pre-existing improvements on Lot 20 are grandfathered in, however any new improvements must adhere to these covenants.
- 18. These covenants will run with the land until January 2040 at which time they will automatically expire unless a 75% majority of the property owners file an extension of said covenants. These covenants may be amended or removed at any time provided that 100% of the property owners agree and said amendment is legally filed of record.

STATE OF TEXAS  
COUNTY OF GRIMES

This instrument was acknowledged before me by JC Thompson on the 15  
day of August 2019.

Declarant:

JAKT L.P.

By its General Partner  
JC Thompson Jr.

By: *J.C. Thompson Jr.*

Title: Partner, JAKT L.P.

Filed for Record in:  
Grimes County  
On: Aug 15, 2019 at 04:02P  
As a RECORDINGS

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By, Barbara Kimich

STATE OF TEXAS COUNTY OF GRIMES  
I hereby certify that this instrument was  
filed on the date and time stamped hereon  
and was duly recorded in the volume and  
of the named records of:  
Grimes County  
as stamped hereon by me.  
Aug 15, 2019

Vanessa Burzynski, Grimes County Clerk  
Grimes County

*Emily Madison Oliver*  
NOTARY PUBLIC

