

14444 Bohemian Hall Rd.

Deed Restrictions to Attached Metes & Bounds

1. No manufactured housing is allowed.
2. Lot shall not be used for commercial purposes of raising or rendering animals.
3. Lot shall not be used for any purpose which may be offensive by reason of odor, fumes, dust, smoke, noise, vibration, pollution, or which is hazardous by reason of excessive danger of fire or explosion.
4. The owner of attached parcel shall at all times keep the premises in a safe, clean and wholesome condition in compliance with all governmental, health, fire and police regulations, and will remove at his or her own expense, any trash or debris of any character whatsoever which may accumulate on such lot.
5. No gas, oil, mineral, or gravel operations shall be permitted on subject parcel.
6. Subject parcel may not be subdivided.
7. Primary residence shall be a minimum of 2500 sf of living space (air-conditioned space).
8. The exterior surface of the primary residence shall be at least 40% stone, brick or stucco. The remainder may be made of wood or concrete type siding. Finished colors must conform with surrounding homes.
9. Any secondary building or shop must conform and compliment the colors of the primary residence.
10. No more than 1 primary residence shall be built on lot.
11. Water and sewer services shall meet Harris County Guidelines.
12. If applicable, fencing fronting Bohemian Hall Road shall be approx. 4 feet high and of wood or metal construction, no t-post fence allowed.
13. Building set back from Bohemian Hall lot line to be 75', and 25' setback line from all other lot lines.
14. Each individual owner of any adjoining lot is specifically given the right to enforce these restrictions by injunction or other lawful procedure and to recover damages resulting from any violation herein.
15. The property is to be used for residential use only.
16. These restrictions shall be filed as part of the Deed and remain with the subject property.