

DEED RESTRICTIONS

RICHARD L. AND MARGARET E. MOORHEAD
660 ANDERSON CO. RD. 308
FRANKSTON, TEXAS 75763

PROPERTY DESCRIPTION: INSERT CORRECTED PROPERTY DESCRIPTION

0.9265 ACRES IN THE JOSEPH FERGUSON SURVEY ABSTRACT NO. 23, ANDERSON COUNTY TEXAS, BEING PART OF THE RESIDUE OF THAT CALLED 5.833 ACRES FROM VICKI H. JONES TO RICHARD L. MOORHEAD ET UX ON SEPTEMBER 1, 1999, RECORDED IN VOLUME 1599, PAGE 591 OF THE OFFICIAL PUBLIC RECORDS OF ANDERSON COUNTY, TEXAS, MADE ON THE GROUND DURING THE MONTH OF JANUARY 2021 FOR RICHARD MOORHEAD. BEARINGS ARE BASED ON THE DEED CALL OF NORTH ALONG THE WEST LINE OF SAID 5.833 ACRES. W/CAP = A PLASTIC CAP MARKED MATABO.

THE STATE OF TEXAS

COUNTY OF ANDERSON

KNOW ALL MEN BY THESE PRESENTS:

THAT RICHARD L. MOORHEAD AND WIFE, MARGARET MOORHEAD, IN ANDERSON COUNTY, TEXAS, DO HEREBY RESTRICT SAID PROPERTY, AS HEREINAFTER SET FORTH, WHICH RESTRICTIONS SHALL BE BINDING UPON THE PURCHASER OR PURCHASERS THEREOF, AND HIS OR THEIR HEIRS, ASSIGNS, SUCCESSORS, AND ADMINISTRATORS, TO WIT:

1. THE PROPERTY SHALL BE KNOWN AND USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES WITH THE EXCEPTION OF HOME BUSINESSES THAT DO NOT CREATE EXCESSIVE TRAFFIC OR HAVE THE OUTWARD APPEARANCE OF A BUSINESS. NO HOME-BASED BUSINESS IS TO INTERFERE WITH THE COMFORT, PRIVACY OR CONVENIENCE OF OTHER RESIDENTS. NO BUSINESS-RELATED SIGNS ARE TO BE DISPLAYED.
2. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, MOTOR HOME, BUS, TENT, SHACK, GARAGE, BARN OR OTHER OUT-BUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, WITH THE EXCEPTION OF A MAXIMUM 150 DAY CONSECUTIVE PERIOD DURING CONSTRUCTION OF A PERMANENT RESIDENCE.
3. NO RESIDENCE SHALL BE LOCATED ON THE PROPERTY NEARER THAN TWENTY-FIVE (25) FEET TO THE ANDERSON COUNTY ROAD 308 PROPERTY LINE AND SIX (6) FEET OF THE OTHER THREE PROPERTY LINES.
4. NO MORE THAN ONE SINGLE FAMILY DWELLING, NOT TO EXCEED TWO STORIES, SHALL BE ERECTED, PLACED, OR PERMITTED TO REMAIN ON THE PROPERTY.
5. NO RESIDENCE OF LESS THAN EIGHT HUNDRED (800) SQUARE FEET OF LIVING AREA, EXCLUDING PORCH AREA AND GARAGE, SHALL BE ERECTED OR CONSTRUCTED.

6. NO CONCRETE BLOCK CONSTRUCTION SHALL BE PERMITTED ON ANY LOT. BUILDINGS SHALL BE NEAT IN APPEARANCE, AND NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED OR ERECTED ON THE PREMISES THAT SHALL BE CONSIDERED DETRIMENTAL TO THE NEIGHBORHOOD. ALL BUILDINGS (I.E. HOBBY SHOPS, RV COVERS, ETC.) SHALL BE COMPLETELY CONSTRUCTED ON SITE, MUST HAVE A PERMANENT FOUNDATION, AND SHALL BE CONSTRUCTED OF WOOD, STONE, OR METAL, OR COMBINATION THEREOF. NO BUILDING, REGARDLESS OF THE MATERIAL WHICH IT IS MADE OF, SHALL BE MOVED ONTO THE PARCEL OF LAND. WOOD EXTERIORS SHALL BE STAINED OR PAINTED.
7. ALL STRUCTURES SHALL BE NEW CONSTRUCTION USING NEW MATERIAL.
8. ALL RESIDENCES MUST BE COMPLETED ON THE EXTERIOR WITHIN ONE HUNDRED AND FIFTY (150) DAYS FROM THE BEGINNING DATE OF CONSTRUCTION.
9. NO OUTDOOR TOILET SHALL BE ERECTED, PLACED OR PERMITTED TO REMAIN ON ANY LOT, WITH THE EXCEPTION OF TEMPORARY PORTABLE TOILET/SANITATION SYSTEMS DURING THE CONSTRUCTION PHASE OF THE RESIDENCE AND/OR OUTBUILDINGS. TEMPORARY PORTABLE TOILET/SANITATION SYSTEMS SHALL BE REMOVED WITHIN FOURTEEN (14) DAYS OF COMPLETION OF CONSTRUCTION.
10. ALL INDIVIDUAL SEWAGE DISPOSAL SYSTEMS SHALL BE LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH STANDARDS AND REQUIREMENTS, WHICH ARE SUBSTANTIALLY EQUAL TO OR EXCEED THE MINIMUM REQUIREMENTS FOR SUCH SYSTEMS AS RECOMMENDED BY THE STATE HEALTH DEPARTMENT.
11. THE PROPERTY SHALL NOT BE USED OR MAINTAINED AS A DUMPING GROUND FOR GARBAGE OR OTHER REFUSE. TRASH, GARBAGE OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION, AND NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT. NEITHER SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
12. NO SIGN SHALL BE ERECTED, PLACED, OR PERMITTED TO REMAIN ON ANY RESIDENTIAL LOT, EXCEPT HOWEVER, A STANDARD REAL ESTATE "FOR SALE" SIGN NOT TO EXCEED TWENTY-FOUR (24) BY EIGHTEEN (18) INCHES MAY BE ERECTED.
13. ANY OWNER OF THIS LAND SHALL BE ALLOWED TO INSTALL A FLAGPOLE FOR THE PURPOSE OF DISPLAYING THE UNITED STATES OF AMERICA AND/OR TEXAS STATE FLAG. SUCH FLAGPOLES MAY HAVE UP TO TWO (2) FLOOD LIGHTS INSTALLED THAT POINT UPWARDS TOWARD THE DISPLAYED FLAG(S). THE FLAGPOLES SHALL BE BETWEEN TWENTY-FIVE (25) AND FIFTY (50) FEET IN HEIGHT. **NO FLAG DISHONORING OR SHOWING DISRESPECT TO THE UNITED STATES OF AMERICA AND STATE OF TEXAS SHALL BE FLOWN. ANY FLAG DISHONORING OR SHOWING DISRESPECT SHALL BE IMMEDIATELY REMOVED.**

14. NO ANIMALS EXCEPT HOUSEHOLD PETS SHALL BE KEPT OR MAINTAINED ON THE PROPERTY. HOWEVER, CHICKENS, NO MORE THAN TWELVE EACH, CONFINED TO THE PROPERTY AND USED STRICTLY FOR PRIVATE CONSUMPTION PURPOSES, NOT COMMERCIAL SALE OF CHICKENS OR EGGS, WILL BE ALLOWED.
15. ONCE A RESIDENCE IS CONSTRUCTED, THE OWNER SHALL KEEP THE PROPERTY CLEAN AND FREE OF WEEDS, BRUSH, TALL GRASS, AND DEBRIS SUCH AS WILL BE IN KEEPING WITH THE OTHER PROPERTY IN THE NEIGHBORHOOD.
16. THE PROPERTY SHALL NOT BE DIVIDED INTO LOTS SMALLER THAN ONE HUNDRED (100) FEET ON THE NORTH AND SOUTH SIDES BY ONE HUNDRED AND THIRTY-FOUR AND SIXTY-FIVE ONE- HUNDREDTHS (134.65) FEET ON THE EAST AND WEST SIDES.
17. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM AND SHALL NOT BE ALTERED, CHANGED, AMENDED OR REVOKED IN WHOLE OR IN PART.
18. ENFORCEMENT OF THESE COVENANTS SHALL BE A PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON, OR PERSONS, VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES FROM THE VIOLATIONS.
19. INVALIDATION OF ANY ONE OF THESE COVENANTS BY A JUDGEMENT, OR COURT ORDER, SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS OR COVENANTS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

RICHARD L. MOORHEAD DATE

MARGARET E. MOORHEAD DATE