

505722 5129

505722 DEED RESTRICTIONS

This Declaration of Covenants, conditions and restrictions is made this day by Waller Property Joint Venture, Declarant.

WHEREAS, The Declarant is the owner of the real property described in Exhibit "A" attached hereto and desires to create the following restrictive covenants:

- 1. Single Family Homes: To be a minimum of 1600 square feet constructed on a concrete slab. The set-back line shall be a minimum of 150 feet from the front property line and 25 feet from side lot lines. No form of manufactured housing, mobile home, modular home, etc. will be permitted.
- 2. Barns and Outbuildings: To be constructed of metal or wood. Living quarters are permitted as part of the barn.
- 3. Fencing: Fencing in front of the building line shall be vinyl, wood or painted, steel pipe. Fencing behind the residence may be constructed of slick wire. No barbed wire is permitted. Vinyl coating on chain link is permitted for dog runs. No galvanized fencing is permitted.
- 4. Animals: Large animals are limited to one per acre (horses, cows, goats, etc.) Animals allowed may include fowl and rabbits. No commercial operations are permitted and animals that produce foul odors will not be permitted. All 4H or FFA animals are permitted.
- 5. Driveways: All driveways to be a minimum of 3 inches of gravel from the street to the home. No dirt driveways are permitted.
- 6. Nuisance: No obnoxious or offensive activity may be carried on or conducted on the property, nor shall anything be done thereon which becomes an annoyance or nuisance to adjoining property owners, including noise pollution, such as loud music, barking dogs, or animals that cause a nuisance or offensive odors.
- 7. Personal use cars, trucks, horse trailers may be in view. All other vehicles or items, but not limited to boats, motor homes, tractors and other farm implements, must be screened from view.
- 8. The deed restrictions may be enforced by any property owner in this neighborhood.
- 9. The property owners may form a Home Owners Association at any time.
- 10. Any existing home, barn or fencing is hereby grandfathered; but all new improvements shall comply with these restrictions.

11. Duration: These Deed Restrictions set out herein shall run with and bind the land for a period of twenty-five (25 years from the date of execution.

EXECUTED this 1 day of August, 2005.

WALLER PROPERTY JOINT VENTURE

By: John M. Frey
John M. Frey, Manager

THE STATE OF TEXAS)
COUNTY OF Waller)

This instrument was acknowledged before me on August 1, 2005, by John M. Frey, Manager of Waller Property Joint Venture.

Kelli Luetge
NOTARY PUBLIC in and for
THE STATE OF TEXAS

Return to:
John M. Frey
P.O. Box 868
Tomball, TX 77377-0868

