

Coastal Country River Estates Deed Restrictions

- The property shall be used solely for private single family residential use.
- No commercial use of the property is permitted, such as car lots, storing of construction equipment, and other businesses which the public is invited onto the property.
- No mobile home, travel trailer, tent, or shack, shall be placed, erected, or be permitted to remain on the property or be used on the property at any time as a residence, either temporarily or permanently.
- Any residence constructed on property must have a living area of not less than one thousand six hundred (1,600) square feet, exclusive of open or screened porches, terraces, patios, driveways, carports, and garages.
- The property cannot used as a storage lot.
- Vehicles (including automobiles, trucks, trailers, boats, recreational vehicles, etc.) which are disabled, not currently licensed or registered, or are otherwise inoperable, may not be stored on the property.
- If the property is less than 10 acres, the use or discharge of firearms of any kind whatsoever is strictly prohibited on the property. Hunting of any kind and by any method is also prohibited on the property, if less than 10 acres. Must follow all State of Texas hunting laws.
- No privacy fencing is permitted on the property.
- No bulk scrap materials (lumber, metal, plastic, PVC, etc.), refuse or trash may be kept, stored, or allowed to accumulate on the property.
- No noxious or offensive activity shall be carried on upon the property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighboring property owners. Anyone on the property must comply with all County, State and Federal laws.
- The property owner shall keep maintain the property and improvements in a neat and orderly manner. Grass, weeds, and brush must be mowed on a regular schedule to avoid property from becoming overgrown.

Annual Maintenance Fee

- Property owner must contribute a minimum of \$700 per year towards the maintenance of the common ingress/egress private road.

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Garbage/Trash Disposal Fee

- Property owners have access to the community trash dumpster to dispose of trash if they participate and contribute towards the cost of the service. The semi- annual fee will be adjusted in accordance with the deposal company contract.

 *John Gerald Hazley III* 01/24/24

 *Pamela June Hazley* 01/24/24