

Deed Restrictions, Covenants and Conditions

The following Deed Restrictions, Covenants and Conditions shall apply to that certain 6.073 acre tract or parcel of land, located within the J. M. Walker Survey, Abstract 621, Colorado County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto, and recorded in Volume _____, Page _____ by the Colorado County Clerk, made part hereof for all purposes pertinent.

1. Property use is restricted to agricultural and or single-family residential purposes. Only two dwellings or residences may be located on the tract and only one family may reside in each dwelling.
2. Residential Buildings: Residential buildings are to be built on-site. Mobile homes and modular homes of any kind shall not be permitted. Trailers or Recreational Vehicles are allowed as a temporary residence during the building process for a maximum of 18 months unless housed inside an enclosed garage or outbuilding.
3. No portion of the property shall be divided, subdivided, or re-subdivided into any tract or parcel of land.
4. All permanent residences or structures with sanitary facilities shall be connected to a septic system meeting the requirements of the Texas Department of Health Resources and permitted by Colorado County or such other regulatory body having jurisdiction over construction of septic systems.
5. Improvements, driveway culverts, driveways and sidewalks shall not be permitted which do not allow the free flow of water or which cause the backing up of water from normal rainfalls.
6. Dwellings cannot be rented or used as Airbnb, Vacation Rental by Owner or as any vacation rental property. The shortest-term rental is one year, and owners are responsible for tenants adhering to these restrictions.
7. The property is subject to any building setbacks and utility easements identified on the recorded survey.

ADDITIONAL PROVISIONS:

These restrictions, covenants and conditions may be enforced by the owner of any adjoining tract or lot either by proceedings for injunctive or to recover damages from breach thereof.

These restrictions shall remain in force upon the sale of said tract or property and must accompany transfer of deed.