

## **SANDY RIDGE POA RESTRICTIONS**

### **1) Vol. 227 Pg 385 (01/23/1968) (Structure Restrictions)**

- The land shall be used for the purposes of one private single family residence. No building shall be erected on any one lot except one private single family house and garage.
- No building or structure shall be erected on any of the front lines of lots except 82 to 102 inclusive on Kickapoo Drive.
- No structure shall be built within 5 ft. of side lines of any said lot. Structure shall be built of solid, permanent materials. No structure shall have tar paper, rolled brick siding or similar materials on outside exterior walls.
- Pitched roofs shall be asphalt shingles or equivalent. No tin roofs.
- Sewage disposal system shall be of type approved or recommended by State and local departments.
- All plumbing and drains must be connected to water tight septic tanks of approved construction. No septic tanks or lines shall be placed below the easement line of the City of Houston on Lake Livingston.
- No sign of any description may be placed upon any portion of land without written approval of the Grantor.
- No tent, trailer or outbuilding shall ever be erected or maintained on the tract and no garage or basement shall be used as a temporary or permanent residence.
- Structure shall be not less than 600 square feet of floor space.
- Lots **A** thru **L** reserved for trailer lots, parks and commercial lots.
- Land shall be used for residential purposes only, except for commercial lots.
- Lot **84** reserved for all lot owners for a boat ramp.
- No firearms shall be discharged in subdivision for sporting or recreational purposes.
- No Animals shall be kept or maintained on premises except customary household pets.
- No Lot shall be sold to or used by commercial fisherman.
- No hunting shall be allowed on any area of the subdivision.

### **2) Vol. 288 Pgs 664 - 666 (04/16/1974)**

- No motorized vehicles with less than 4 wheels permitted on subdivision streets, roads, roadways and alleys.

**No Parking of Vehicles in front lawns of property.**

**All airbnb residents must abide by subdivision rules.**

**Quite time in subdivision is 10pm to 6am.**

**3) Vol. 618 Pg 632 (06/07/1987)**

- Lot owner or representative of lot owner or heir to lot shall not allow excessive amount of rubbish on said lot or allow grass to grow beyond acceptable height not to exceed 12 inches.

**4) Vol. 657 Pgs 724-728 (03/18/1988)**

- Lots **A thru L** are reserved for Commercial lots. Additionally included lots **113 & 114** are designated being Commercial lots.
- No sign with exception of Commercial lots.
- No animals shall be kept or maintained on the premises except for customary household pets. This does not apply to the marketing and/or production of birds on Lots A thru L.

**Nuisance, dumping laws – Polk County (Sec. 343.011.Public Nuisance)**

**Sec . 343.011. PUBLIC NUISANCE**

(c) A public nuisance is:

(1) keeping, storing, or accumulating refuse on premises in a neighborhood unless the refuse is entirely contained in a closed receptacle ;

(2) keeping, storing, or accumulating rubbish, including newspapers , abandoned vehicles, refrigerators, stoves, furniture, tires, and cans, on premises in a neighborhood or within 300 feet of a public street for 10 days or more, unless the rubbish or object is completely enclosed in a building or is not visible from a public street;

(3) maintaining premises in a manner that creates an unsanitary condition likely to attract or harbor mosquitoes, rodents, vermin, or disease- carrying pests;

(4) allowing weeds to grow on premises in a neighborhood if the weeds are located within 300 feet of another residence or commercial establishment;

(5) maintaining a building in a manner that is structurally unsafe or constitutes a hazard to safety, health, or public welfare because of inadequate maintenance, unsanitary conditions, dilapidation, obsolescence, disaster, damage, or abandonment or because it constitutes a fire hazard.