

## 2900 & 2902 Indian Paint Brush Deed Restrictions

1. No outdoor toilets or privies shall be erected upon the hereinabove described property, but only approved type septic tanks and water wells shall be used on said premises, and the same shall be constructed and maintained in accordance with the standards specified by the State Department of Health, or other governmental agencies whose rules and regulations govern installation and use of sewerage disposal systems.
2. No part of the described premises shall be used as a junk yard, wrecking yard or derelict car lot or trailer park. Also, no abandoned or junk cars, junk tractors and the like are to be permitted on the property. Structures of a temporary character, including mobile homes or trailer houses, railroad passenger cars, box cars, cabooses, or old school buses, and the like, shall not be used or stored on the premises; and only residences of at least 1,400 square feet, excluding garage, shall be erected on the land herein conveyed.
3. No more than one (1) head of livestock per acre, or cow-calf units per acre, shall be pastured on the lands herein conveyed. No hogs, swine or chicken brood operations shall be kept or permitted on the premises.
4. A utility easement is reserved for constructing, maintaining and repairing of systems to provide light, power and telephone service to said area and the inhabitants there of, 10 feet in width and adjacent to the county roads lines adjoining each tract or parcel in this subdivision, neither developer nor any utility company using the easements or right-of-way shall be liable for any damages done by either of them or their assigns, agents, employees or servants to shrubbery, trees, flowers, or other property of any other owner situated on the land covered by the easements or adjacent to said right-of-way.
5. In the event a house or other permanent structure is moved onto the premises the same must be completed and made habitable and or usable within 90 days including the exterior must be renovated within such time so that the structure has been placed in an attractive condition.
6. No tract of land may be subdivided into parcel of less than 5.1 acres.
7. Barns, sheds and storage buildings may be constructed on said premises, however, no barn, shed or storage building may be placed nearer than 100 feet from the front, side, or rear property lines.
8. No commercial automotive or other kind of vehicle or boat repair facilities shall be permitted on the property. There shall be no daycare centers located in any facility on any tract.
9. No human grave sites shall be permitted on the property.
10. Mark & Leslie Pennybacker, at 630-208-6764, P.O. Box 990, Brenham, TX 77834 their heirs or assigns may enforce these restrictions through any legal means they deem necessary.