

Covenants & Restrictions 1829 Sugar Ridge Rd

1. Lots will be used for residential purposes only.
2. No more than one residence per lot.
3. Lots will not be subdivided.
4. Dwelling shall meet all setback requirements set forth by Williamson County and Plat of record.
5. No inoperable vehicles, unless hidden in garage.
6. No mobile homes, trailers etc. Neither temporary or permanent.
7. No chain link fencing (fences must be black fence or high grade fence in visible areas).
8. Any animals or livestock shall not be used for commercial production on lot, and paddocks or pasture shall be kept clean and well maintained at all times.
9. No above ground pools.
10. If common driveway used for access, upkeep to be divided by homeowners proportionately.
11. No visible solar panels, large antennas, or large satellite dishes.
12. No visible storage tanks trash cans etc.
13. No visible outside storage of vehicles, boats, campers, trailers etc. Such vehicles shall not be parked outside for durations longer than 2 weeks.
14. All dwellings, lots, out buildings shall be kept clean and well maintained at all times.
15. Out buildings, barns, sheds etc. shall be in harmony with the environment as it pertains to size, exterior colors, and construction material. Exterior construction materials shall be wood, stone, brick, or Hardie Board type cement siding product.
16. Residence shall be a minimum of 2,250 Square feet of heated and cooled living space.
17. Residence shall be in harmony with the environment in terms of exterior color, and construction material. Exterior construction materials shall be wood, stone, brick, or Hardie Board type cement siding product.
18. Residence shall have a minimum of 2 car parking garage.
19. The building envelope of the residence and out buildings shall be in the north 2/3rd of the lot with no buildings to be constructed on the south 1/3rd of the lot.
20. The provisions of the Covenants and Restrictions are declared to create mutual, equitable covenants for the benefit of the Declarant, each lot owner or contract purchaser of a residence, and their successors in interest. If the Declarant and Owner cannot mutually resolve any controversy regarding the Covenants and Restrictions the issue may be settled by arbitration in accordance with the rules of the American Arbitration Association, or by any proceeding at law or in equity against any person or persons violating any covenant, condition, or restriction either to restrain violation and/or recover all costs and damages suffered by the enforcing party as a result of such violation including all costs of attorney's or other professional fees incurred by the enforcing party to prevent or correct the violation. Failure of Declarant or any Owner to enforce any covenant, condition or restriction, or to exercise any rights herein contained shall in no event be deemed a waiver of the right to do so thereafter. All costs incurred in enforcement (including attorney's fees and court costs) shall be in the expense of the violator or violators.

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21. Invalidation of any of these Covenants and Restrictions by judgment or court order shall in no way affect any of the other Covenants and Restrictions, or other provisions, contained in this Declaration which will remain in full force and effect
22. Except as provided herein, these covenants shall be binding on the owners of all lots covered hereby and their successors and assigns.
23. (Other legal info here if needed)

Declarants: