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Deed Restrictions

SINGLE FAMILY HOMES:

Site built homes with roof pitches of no less than 8/12 and an area heated and cooled of no less than 3000sf...All exterior construction should be stone, brick or masonry..Cedar and redwood in limitations. Only one (1) home per lot will be allowed.

OUT BUILDINGS:

Should try to mirror the main structure as close as possible, color especially.

DOMESTIC ANIMALS:

These are limited to felines and canines only and housed, kenneled or fenced on the homeowner's property.

LIVESTOCK:

These are limited to Bovine and Equine and only one per two acres.

HOME CONSTRUCTION:

All driveways and sidewalks must be of poured concrete. There will be no chain link fences on the property and all lot line fences will not exceed the front of the dwelling on each lot.

PERIMETER FENCING:

Perimeter fencing is provided and deeded to the land owner, all of which

needs to be maintained by the land owner and prescribed by the HOA.

LOT LINE FENCING:

This will be steel pipe 2 3/8" w 3/4" sucker rods. Pipe top rail w 4-5 rod horizontal bracing. This will be painted BLACK. The expense will be shared by the lot owners unless the lot adjoining is unsold, then the expense is borne by the initiating land owner 100%.

SWIMMING POOLS:

No above ground pools allowed, site built in ground approved, must have all the safety and fencing regulations approved by the HOA.

ATV AND THE LIKE:

Must be contained to the land owners property. No dirt bikes, racing or other wild antics. The use of ATV or the like to walk dogs or check mail or to visit neighbors is accepted well on the HOA property, but under their discretion. Children under 12 years of age are prohibited from this activity.

BUSINESS OPERATION:

No business will be allowed to function from this location unless sanctioned by the HOA.

BOATS, DISABLED CARS and RV's:

These must be housed in a building, they will not be allowed to sit out. Residents that have visitors with RV's will have a three (3) day permit for their guests to park their RV on their land.

TRASH REMOVAL:

The HOA will determine the day of pick up and the contractor. Receptacles need to be removed within 24 hours and excessive pick up, like large items or limbs, need to be coordinated with the provider. All fees and expenses are those of the land owner.

HUNTING:

No hunting will be allowed. No random gun fire will be allowed. Varmint elimination is suggested by firearms. Use of bait and traps need to be permitted by the HOA.

SEMI TRUCKS:

Commercial trucks for delivery or pick up only. No "BIG" trucks will be allowed to park on the land owners property or the HOA property for more than 2 hours unless delivering or picking up such as moving vans.

MAINTENANCE:

The land (yard and pastures) must be maintained to reflect the original quality goal for all homeowners. The HOA property will be maintained by a

contractor selected and funded by the HOA.

MINERAL EXPLORATION:

There will be no above ground mineral exploration on this land and no mineral rights will be conveyed to the future land owners.

YARD SALES/GARAGE SALES:

These will not be permitted in the subdivision.

HOMEOWNER'S ASSOCIATION:

Owns the fence on the County Road frontage, the stone entrance and the main driveway and the maintenance necessary. These costs will be recovered by the HOA dues currently at \$50.00 per month and will be reviewed and adjusted annually.

ENFORCEMENT:

This is a legal document and all parties are required to comply. Legal action will entail on any and all infractions.

THE HILLS ON RED BUD ROAD

Chandler, TX

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