

## River Property Deed Restrictions

1. Each home should be a single family dwelling consisting of 1,200 square feet or more and be of new, first class construction. One single family residence per tract but a guest home is permitted. No poles, masts, or antennas in excess of 40 feet above Highway 6 road level.
2. No more than one animal of livestock per 3 acres of owned land. Only cows, horses, donkeys, mules, sheep, goats and no more than 5 dogs/cats allowed. All livestock to be fenced within lot/acreage except that cross fences and agricultural exemption agreements in writing will be an exception to this restriction. Fowl will be limited to one unit per acre maximum. No kennels or dog breeding operations will be allowed.
3. Each parcel owner can build one shop or storage building, one barn, one animal shelter, one greenhouse, and one detached garage/RV storage/boat storage building on their property. A barndominium combining living quarters with any or all of the above is acceptable. They shall consist of new construction and must be a minimum of 20 feet from any property lines.
4. No commercial activity to which the general public is invited.
5. No mobile home, modular home, manufactured home, or double-wide, shall be used as a residence, temporarily or permanently.
6. Each parcel owner can reside in an RV or 5<sup>th</sup> wheel trailer for a maximum of 12 months while their home is being constructed. An engineered septic tank or aerobic system must be in place for all buildings, including residence, guest home, shop buildings or RV to allow for the parking of an RV or 5<sup>th</sup> wheel trailer. Weekend use is permitted as long as RV or 5<sup>th</sup> wheel trailer is hidden from other tract owners in a wooded area.
7. The dumping of garbage, RV or 5<sup>th</sup> wheel trailer sewage, or poisonous substances, or any pollutants on the property is expressly prohibited.
8. No automobile graveyards, junkyards, or automobile salvage businesses shall be permitted on the property. Non-working cars or machinery must be enclosed in a garage or storage building. Any unsightly equipment or material of any kind shall be enclosed in a garage or stored next to the home.
9. Each property owner will respect the private property rights of their neighbors. No excessive discharge of firearms on a regular basis. All Texas and Bosque County laws will prevail regarding civil disputes or guns.
10. No billboards of any size, or signage except a 4'x6' sign per tract (excluding signage for gates of properties).

These restrictions will be in force for 20 years from date of final purchase of the three tracts.