

**Type of Building Permitted**

- 1.01 All tracts shall be used for residential purposes only. No building shall exceed two (2) stories in height plus any workshops, private garages, barns, and other necessary outbuildings shall not exceed thirty (30) feet in height.

**Exterior Walls and Minimum Floor Area**

- 1.02 The exterior walls of any residence situated on any Tract shall consist of not less than eighty percent (80%) brick, stone, cedar, finished and treated logs, metal or other similar construction; provided, however, that all construction shall be of materials designed and manufactured for finished exterior use on site built residence structures of average or better quality. All non-masonry exterior construction on any residence or other building must be painted, stained or otherwise appropriately finished or treated. Any single story residence constructed on any Tract, must have a floor living area of not less than one thousand eight hundred (1,800) square feet, exclusive of open or screened porches, terraces, patios, driveways, carports and garages; any residence two (2) stories in height must have a floor living area of not less than (1,800) square feet exclusive of open or screened porches, terraces, patios, driveways, carports and garages.

**Resubdivision**

- 1.03 A Tract owner may subdivide or resubdivide a Tract, provided, however, such subdivision or resubdivision complies with applicable law and subdivision or resubdivision regulations. No Tract may be subdivided or resubdivided in such a manner that the smallest Tract remaining after the subdivision or resubdivision is smaller in area than one acre, with a front Tract line of no less than two hundred (200) feet. Other subdivisions or resubdivisions of a Tract may be possible with the express written consent of Declarant. No tract may be subdivided or resubdivided unless there is an available water meter for both Tracts of land.

**Easements**

- 1.04 Each Owner covenants to provide and hereby grants easements and rights-of-way for existing utility lines and roadways, whether of record or not; easements and rights-of-way shown on the Survey; other easements and rights-of-way, if any, shown in the records of the County Clerk of McLennan County, Texas; and easements for installation and maintenance of utilities and drainage facilities, fifteen (15) feet in width, along and inside of all Tract boundary lines which run along and adjacent to any street or road.

Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage, or interfere with, or change the direction of flow of drainage facilities in the easements. The easement area of each Tract and all improvements thereon shall be continuously maintained by the Owner of such Tract, except for improvements for whose maintenance a public authority or utility company is responsible.

**Noxious or Offensive Activities Prohibited**

- 1.05 No noxious, or offensive activities shall be allowed on the Property, nor shall anything be done thereon which may become an annoyance, danger or nuisance to the neighbor.

**Prohibited Residential Uses**

- 1.06 No travel trailer, camping vehicle, basement, tent, shack, garage, barn, or other outbuilding erected or situated on any Tract shall at any time be used as a residence temporarily or permanently nor shall any structure of a temporary character be used as a residence; provided, however, that nothing herein shall prohibit the temporary occupancy of a tent, camping vehicle, or travel trailer which is not permanently situated on a Tract. For purposes of this provision, temporary occupancy shall mean a period of occupancy not longer than forty-five (45) days including any periods of vacancy which commence after the start of the period of occupancy and which are shorter than ten (10) days in length.

No house trailer, modular home, mobile home, double wide home, or similar manufactured residence structure, shall be erected, parked, or otherwise situated on any land Tract for any reason.

**Prohibited Use and Items**

- 1.07 No wrecked, junked, broken down, or inoperative automobile, truck, bus, motorcycle, or other motor vehicle, boat, or trailer, or any part thereof, shall be placed or be permitted to remain on or in front of any Tract so as to be visible from any street or highway or from any adjacent Tract.

No part of any Tract shall be used or maintained as a place for the acquisition, storage, processing, disposition, or sale of junk, used goods, or bulk materials or goods.

**Rubbish, Trash and Garbage**

- 1.08 No Tract shall be used or maintained as a dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers. All incinerators or other equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition. No trash burning will be permitted on any tract of land.

**Animals**

- 1.09 All livestock, dogs, and poultry must be kept penned or fenced –in at all times or must be individually tethered or leashed.
- A. No more than five (5) dogs may be raised, bred, kept or maintained on any Tract.
  - B. No more than five (5) cats may be raised, bred, kept or maintained on any Tract.
  - C. No more than one (1) swine may be raised, bred, kept or maintained on any Tract.
  - D. No more than one (1) head of cattle may be raised, bred, kept or maintained on any Tract for each one (1) acre in size of the Tract.
  - E. Not more than one (1) head of livestock and ten (10) head of poultry may be raised, bred, kept or maintained on any Tract for each one (1) acre in size of the Tract.
  - F. No lions, tigers, panthers, bears, or similar animals may be raised, bred, kept or maintained on any Tract.
  - G. No animals, livestock, or poultry of any kind shall be raised, bred, kept, or maintained on any Tract in such manner as to cause a safety or health risk or hazard to humans or other animals, livestock, or poultry or in such a manner as to cause a noise, odor or other nuisance.