

Declaration of Restrictions

All reference is made to tracts 1, 2, 3, 4, 5, 6, and 7 of the Powell Estates Subdivision on A. Braden Road, Colorado County, Texas.

This conveyance is made and accepted subject to the following restrictions and conditions to the Powell Estates Subdivision, to wit:

1. The property shall be used for single-family residential purposes only. Separate guest quarters are permitted, providing a single-family residence meeting or exceeding minimum square footage requirements is in place on the property. No garage or service outbuilding shall be used as a residence.
2. All improvements shall be constructed of new materials in a good and workmanlike manner on concrete slab or alternative approved foundation methods such as chain wall or pier and beam.
3. All residential structures shall contain at least 1400 square feet of living space.
4. No mobile homes (trailer houses) or manufactured homes shall be permitted upon the property. Pre-fabricated structures may be used as storage and outbuildings.
5. Livestock is permitted, but must be limited so as to prevent unpleasant odors. All livestock must be kept in a fenced area on the property.
6. All residential structures must have a set back line of at least 80 feet from A. Braden Road. Buildings or other improvements, except fencing, shall be at least 60 feet from any property line.
7. No obnoxious, illegal, or offensive trade or activity shall be carried out on the property. No garbage, trash, debris, non-operational vehicles or watercraft, or other refuse shall be permitted on the property.
8. Automotive repair work, dismantling or assembling of motor vehicles, or storage of automobile parts is not permitted except in an enclosed garage area. Vehicle repair shops or sales lots shall not be permitted on the property.