

Deed Restrictions and Reservations for White Oak Creek Crossing

White Oak Creek Crossing (hereinafter called the Developer) a subdivision composed of 9 lots located in the PAYNE H Survey ABS- 0450, Wood County, Texas.

For the purpose of enhancing and protecting the value, attractiveness, and desirability of the lots and tracts constituting such subdivision.

- 1) Each lot shall be devoted exclusively to single family residential purposes. Said lots and tracts shall not be used for business purposes of any kind nor for any commercial, manufacturing, or apartment housing.
- 2) Only new construction shall be permitted on any lots or tracts. The garage/carport must be constructed upon a solid concrete foundation. The garage/carport must be constructed upon the site and no pre-fabricated or move in structure will be allowed. Material other than masonry/metal used as the exterior material must be painted completely and maintained in good condition or of natural finish. No Mobile homes or manufactured homes are allowed. All plans and plot plans of residential construction must be submitted to and approved by the Developer in writing prior to the commencing of construction.
- 3) All porches, carports, well houses, or appurtenances shall be of new construction.
- 4) No lot or tract may be subdivided, in any fashion or manner.
- 5) No tent, shack, apartment, outhouse, or mobile home shall be placed, erected or permitted to remain on any lot. No junk or abandoned automobiles or watercraft shall be left on said property. All vehicles on said lots must be registered and inspected.
- 6) No septic tank, grease trap, field lines or any single home waste water disposal system shall be installed on any lot within the subdivision unless the builder or owner of the improvements on said lot shall first provide developer written evidence that the plans, drawings and specifications pertaining to the installation of such a single home waste water treatment system, meet all requirements of Wood County or State Health Department. No outside toilets shall be permitted upon any lot within the subdivision nor shall any device for

disposal of sewage be permitted which will result in raw, untreated or unsanitary sewage being emitted upon any portion of the property situated within the subdivisions or into any stream, creek or other body of water. Drainage of septic tanks to roads, streets, or any drainage area either directly or indirectly is strictly prohibited.

- 7) All lots and tracts must have an orderly and neat appearance.
- 8) No Commercial vehicles in excess of two (2) ton GVCE can be parked on any lot or common area within the subdivision.
- 9) RV/ Motorhomes are permitted on lots but not allowed as a permanent residence. They may be used for no longer than a two-month period and then must be completely moved off the property for at least two weeks.
- 10) No discharging of firearms will be allowed on any lots or tracts in the subdivision except for protection of people and personal property.
- 11) Pets are allowed but must be confined to Owner's property and must not be a nuisance. All pets must be on leash when off owner's property. Suitable fencing for pets must be approved by the developer.
- 12) No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereof which may be or become an annoyance or nuisance to the neighborhood. No sheep, goats, chickens, dogs, cats or other such animals may be kept, bred or maintained for any commercial purposes. No free-range poultry on any lot. Caged poultry not to exceed more than 20 birds per lot. No swine allowed except for school projects and not to exceed more than two animals with proper fencing.
- 13) Developer will reserve a perpetual thirty (30) foot utility easement for Wood County Electric Coop. on county road frontage of each lot. No structures may be erected within 10 feet of property lines to side and back of each said lot.
- 14) No surface mining or any activities shall be carried on upon any of the lots, nor shall any gravel, iron ore or other surface materials be sold there from provided however, nothing contained shall prevent any lot owners from clearing, leveling and beautifying the lot.
- 15) All construction in White Oak Creek Crossing must comply with TCEQ Wood County Comm. Court, Corp of Engineers and / or any other governing agencies regulations.

- 16) No above ground swimming pools.
- 17) All property owners must comply with the developer's rules, regulations, and deed restrictions listed herein. An Owner shall do no act or any work that will impair the structural soundness or integrity of another Lot or Improvement thereon, or impair any easement, or allow any condition to exist which will adversely affect other Lots, Improvements thereon, or their Owners. No structure, driveway, fence, retaining wall or any other improvement shall encroach across any Lot line at any time and must be removed within 30 days upon discovery.
- 18) These covenants, conditions, and restrictions shall be binding on all parties and all persons claiming lots under them. In the event it is necessary to file suite for the enforcement of the above restriction, the person seeking to enforce the same, may also sue and collect reasonable attorney's fees from any party violating said restrictions.

WITNESS OUR HANDS this the 12 day of April 2020.

White Oak Creek Crossing

By: _____
President

STATE OF TEXAS

COUNTY OF WOOD

This instrument was acknowledged before me on the 12 day of April, 2020 by Erin Wright, President of HHB Property Investments, LLC dba White Oak Creek Crossing.

Notary Public, State of Texas
