

Cherokee Ridge Phase II Deed Restrictions

1. All homes will be constructed and used for single family residential purposes.
2. Any re-subdivision of the property must comply with the City of Jacksonville planning and Zoning, except that a portion of each tract in the subdivision may be severed for the purpose of construction financing.
3. All Building permits being outbuildings or housing must be approved by City of Jacksonville.
4. All homes shall have a minimum of 2000 square feet of heated and cooled area. Any structure shall be finished as to the exterior portion within 180 days from commencement.
5. No structure shall be permitted within 5ft from the side property lines and all structures are to be set back 250ft from the front boundary line adjacent to Drip Rock Road and 25ft from the back property lines.
6. All homes are to be constructed upon a concrete slab, or if built on pier and beam, have an exterior brick or stone curtain wall upon completion. No house may be moved onto the property.
7. The lawns of all residences shall be maintained in a fashion whereby they are kept mowed as provided in City Code of Ordinances of Jacksonville, Texas (Ord. No. 490, 4-12-83) Section 9.3.
8. Storage buildings shall be located behind the house and no less than 5ft from the side property lines. Owners are to abide by the City of Jacksonville, Texas Code of Ordinances concerning storage and outbuildings.
9. Dogs are not to be offense to the neighbors by barking or destroying the properties of others. All Dog and animal owners are to abide by the City of Jacksonville, Texas Code of Ordinances as stated in Ord. No. 1481, City of Jacksonville Texas Cherokee County
10. Livestock is permitted as according to the City Code of Ordinances of Jacksonville, Texas. Every owner or keeper of any livestock shall provide a minimum of ten thousand (10,000) square feet for each animal. (Ord. No. 1481) No allowable livestock shall be kept or allowed to be within two hundred fifty (250) feet of any house designed for human habitation, public meeting place, or business, except that of the owner or caretaker thereof. (Ord. No. 1481 §1,3-10-15)
11. All property owners will abide by the City Code of Ordinances pertaining to water and sewer.
12. No mobile homes or manufactured homes shall be allowed on the property. Travel trailers, or any other mobile structures shall not be used as a residence at any time.

13. No swine shall be raised, bred or kept on the property. (Article IV Sec. 3-36 of Code of Ordinance of Jacksonville Texas.)
14. Every owner will comply with the City Code of Ordinances of Jacksonville (Ord. No.490, 4-12-83) concerning garbage, trash, weeds and abandoned personal property.
15. No abandoned automobiles or unregistered vehicles shall be kept on the property. Both prior to and after the occupancy of a dwelling on any lot, the owner shall provide appropriate space for off-street parking for his vehicles and or boats.
16. These restrictions are declared to be covenants running with the property and shall be fully binding upon all persons, by descent, purchase, or otherwise acceptance of the property. All property owners will abide by the City Code of Ordinances of Jacksonville Texas, County of Cherokee.