

## **Proposed Deed Restrictions**

- 1.) No Commercial Activity other than ordinary farm and ranch operations.
- 2.) No Dog Kennels, Hog or Swine Farming, Chicken or Turkey Farms, or Feed Lots other than Animals for PERSONAL Use. Laying chickens are allowed, however there shall be no roosters. Owners are allowed to have 2 large animals per owned acre.
- 3.) No Excavation for Sand, Gravel or Rocks other than for Personal Use on Owners Land to Landscape, Build Home and Outbuildings or Pond Construction etc.
- 4.) No Wrecking Yards or Storage of Inoperable Equipment, any inoperable Vehicles or Equipment must be stored inside a Building.
- 5.) No Manufactured Homes or Mobile Homes allowed. No occupied RVs other than during the construction process of the main dwelling.
- 6.) No Subdivision of Land into Tracts smaller than 10 Acres.
- 7.) No Activity that would pose a Noise Pollution Problem for Neighbors.
- 8.) No Noxious or Offensive Activity shall be carried on upon any Tract or within any Portion of the Property, nor shall anything be done Thereon which may be or become an Annoyance or Nuisance to the Neighborhood.
- 9.) Barns, Stables, Storage Buildings and other Outbuildings and Fences must be Constructed ON SITE and of new Materials, with the exception of the use of oil field pipe. They shall be constructed in a skilled Workmanlike Manner. Perimeter Fences must be of "See Thru" Material such as Net Wire, Barbed/Barbless Wire or a combination of. All construction must be completed within 12 months of construction starting.
- 10.) No Accumulation of Debris, Refuse, Trash, Hazardous Materials or Junk may be placed on or stored on the Property

- 11.) Residences shall be SINGLE FAMILY DWELLINGS and not be less than 1500 Square Feet LIVING AREA (which excludes Garages, Carports, Porches, and Breezeways.
- 12.) No Structure shall be more than Two (2) Stories in Height.
- 13.) Up to One (1) Secondary Dwelling (such as Guest Home, Mother in Law Home) Constructed on Site is Permissible.
- 14.) Residences must consist of a Minimum of 30% Masonry (such as Brick, Stone, Stucco). Barndominiums are allowed, sol long as the have a 30% masonry veneer.
- 15.) All Improvements shall be Constructed with Proper Permits from Wise County, Texas (especially concerning Septic Systems, Water Systems etc.)
- 16.) Any/All Restrictions or Covenants may be enforced by the Grantors or any Person(s) who purchase one or more Tracts of Land. In the Event an Owner(s) Violate any of the Restrictions, said Owner shall be given 30 Days written Notice to correct the Violation(s). In the Event said Violations are not corrected and a Lawsuit is brought against Owner(s) who Violate the Restriction(s) Violators shall be responsible for ALL Court Costs and Attorney Fees.

This document may be amended by an instrument signed by not less than 67% of lot owners.

Signed\_\_\_\_\_Date\_\_\_\_\_

Signed\_\_\_\_\_Date\_\_\_\_\_

Signed\_\_\_\_\_Date\_\_\_\_\_

