

Deed Restrictions

The property is conveyed subject to the following restrictions which shall be covenants running with the land and shall be binding upon Grantee, Grantee's heirs and assigns, for a period of twenty-five (25) years from the date hereof: after which, such restrictions shall be automatically renewed for successive periods of five (5) years each. Enforcement shall be by proceedings of law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

1. Agricultural or residential dwelling use only.
2. No single-wide mobile homes.
3. Double-wide mobile homes must be new or no older than 2 years at time of installation.
4. Site built homes and outbuilding construction must be completed within one year from start, and constructed of new materials.
5. No temporary structures, outbuildings or tent shall be used as a permanent dwelling. Motor homes / travel trailers may be used as a temporary dwelling during the term of construction of a permanent home.
6. No more than two permanent dwellings shall be permitted without subdividing the land in accordance with the subdivision rules and regulations of Hunt County. Subdivided tracts shall be no less than 2 acres.
7. No junk vehicles, junk equipment or scrap metal shall be kept visible to the neighbors or to the road.
8. At no time shall binary explosive targets, i.e., Tannerite be permitted. No noxious activity.
9. No pig farming. One pig is allowed for FFA project. No slaughtering of animals for sale or distribution to the public shall be permitted. Dogs shall be kept contained on the property and not allowed to roam off the property.

Seller _____

Buyer _____

Seller _____

Buyer _____