

Restrictions for Diamond Ranch Estates:

This conveyance is further expressly made subject to the following restrictive covenants, which covenants shall run with and bind the land for a period of twenty-five years from date hereof:

1. No house trailers, mobile homes, prefab, or modular homes will be permitted as a residence on any property nor shall any structure of a temporary character be used at any time as a residence.
2. Each residence shall contain not less than 2,400 square feet exclusive of porches and garages. All material must be new or like new, and of a permanent type, built upon a concrete slab foundation.
3. The exterior construction of each dwelling shall be of at least 60% brick, brick veneer, stone, stone veneer, concrete siding or combination thereof.
4. Barndominiums will be allowed to be constructed on tracts 6, 7, 8, & 9, but still will need to comply with the masonry and square feet requirements, and at least 50% of the front of the house be made of masonry products.
5. All buildings or structures erected or maintained on any property must have the exterior completed within six (6) months after ground breaking, and completed house within twelve (12) months.
6. All driveways must have the first 50 feet of concrete or asphalt with the remaining made of an all-weather material.
7. Only one residential dwelling and one workshop, with a 600 square foot minimum, will be permitted per lot.
8. No junk or abandoned cars or wrecking yard will be permitted, nor will any property be used for dumping trash or garbage.
9. All automobiles shall be in running condition and have tires inflated.
10. No semi-trucks, trailers, large or small construction trucks (cement, bull-dozer, cranes, etc.) will be stored or maintained on property, except for the construction and delivery of materials while building residence.
11. All septic systems shall be constructed according to current standards as defined by the Texas National Resource Conservation Commission. Final authority as to design and installation of the system for sewage disposal shall rest with the licensing.

12. No noxious or offensive trade or activity shall be carried on any property, nor shall anything be done which may be or become an annoyance, nuisance or danger to others.
13. Re-subdivision on any lot is prohibited.
14. No residence or property shall be used as a base for a business or commercial enterprise such as bird farms (emu, ostrich, etc.) excluding small in-home activities for supplemental income.
15. No swine will be permitted except for one or two as needed for school projects and teaching. All animals shall be maintained and cared for. Animals which create odor or excessive noise will not be permitted.
16. No dwelling shall be located on any tract nearer than 50 feet from the front tract line or nearer than 50 feet to any side tract line. Two contiguous tracts owned may be treated by the Grantee as one tract with no setback line on either side of the side boundary common to both tracts.
17. No sign shall be displayed to the public view on any tract, except that: (i) any builder, during the time a residence is being constructed thereon, may utilize one professional sign (of not more than eight square feet in size) per tract for advertising and sales purposes; (ii) thereafter, a dignified "for sale" or "for rent" sign (of not more than nine square feet in size) may be utilized by the owner of the tract for the applicable sale or rent situation.
18. Driveway entrances for Tracts 2, 3, 4, & 5 are designated by TxDot and located on the survey. There will be no variance on the location of said driveway entrance.
19. Accessory buildings, shops, barns, etc. shall not be located closer to the front property line than the primary residence with the exception of lot 6 which cannot be closer to the property line between tracts 6 & 7.
20. Restrictions apply to each tract.