

## Declaration of Restrictive Covenants for 4707 FM 390 Plats

All Owners and other occupants of the tracts, by their acceptance of their deeds or occupancy of the property, agree to the following restrictive covenants.

**1. Permitted Use:**

- a. A Tract may be used for Single Family Residential only.
- b. Livestock and agricultural uses are allowed.

**2. Prohibited Use:**

- a. Any illegal activity
- b. Any nuisance or noxious or offensive activity
- c. Any dumping of rubbish
- d. Any commercial or professional activity except reasonable home business use

**3. Residences and Structures:**

- a. No Mobile homes or trailers
- b. A total required area of a residence must be a minimum of 1400 square feet.

4. **Term:** This Declaration runs with the land and is binding in Perpetuity.

**DECLARANT:**

\_\_\_\_\_  
Kelli Brennan, Mt. Vernon Builders, LLC

STATE OF TEXAS  
COUNTY OF WASHINGTON

This instrument was acknowledged before me on \_\_\_\_\_, 2021 by Kelli Brennan.

\_\_\_\_\_  
Notary Public, State of Texas

My commission expires: \_\_\_\_\_