

STATE OF TEXAS)
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COUNTY OF)
HAMILTON)
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DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, EASEMENTS AND LIENS FOR
THE RANCHES AT DOVE VALLEY

This declaration is made on the date hereinafter set forth by TRADV, LLC, hereinafter referred to as "Developer".

WITNESSETH:

WHEREAS, Developer is the Owner of that certain tract of land located in Hamilton County, Texas, containing 219.03 acres and being more fully described on the attached Exhibit A and for representational purposes only, described on the sales plat attached as Exhibit B, incorporated herein for any and all purposes, hereinafter referred to as "The Ranches at Dove Valley", "Property" or "Subdivision";

WHEREAS, it is the desire and purpose of Developer to place certain restrictions, easements, covenants, conditions and reservations (hereinafter "Restrictions") upon the Property in order to establish a uniform plan for its development, insure the use of the Property for residential purposes only, prevent nuisances, prevent the impairment of the value of the Property, maintain the desired character of the community, and insure the preservation of such uniform plan for the benefit of the present and future Owners of the Property;

WHEREAS, "Tract" or "Lot" means any individual tracts of land or lots sold by the Developer from the 219.03 acres described above.

NOW, THEREFORE, Developer hereby adopts, establishes and imposes upon the Property, the following Restrictions for the purposes of enhancing and protecting the value, desirability and attractiveness of the Property, which Restrictions shall run with the land and inure to the benefit of each Owner and his invitees:

ARTICLE I
RESTRICTIONS

1. The Property is to be used for single family residential purposes.
2. Upon start of construction, the exterior of any home must be completed within twelve (12) months from the slab being poured and built to applicable building & windstorm/flood codes.
3. Mobile homes are prohibited on the Property.
4. Before a residence is constructed, travel trailers and RV's may be temporarily stored on the Property but shall not be used as a permanent residence. After a residence is

constructed, all boats, travel trailers and RV's must be stored behind the residence or in a garage.

5. No junk cars, abandoned cars or scrap, trash, landscaping trimmings or other debris may be placed on the Property.

6. No pigs or peacocks will be permitted on the Property.

7. No portion of the Property can be divided into smaller tracts.

8. No signs for advertising, or billboards, may be placed on the Property with the exception of one professionally made "For Sale" sign.

9. No activity whether for profit or not, shall be conducted on the Property which is not related to the occupation of the Property for single family residential purposes, unless said activity meets the following criteria: (a) no exterior sign of the activity is present, (b) no additional traffic is created as a result of the activity, and (c) no toxic substances are stored on the Property. Nothing herein shall prohibit the use of home offices in compliance with the preceding subsections (a), (b) and (c). This restriction is waived in regard to the customary sales activities required to sell homes in the Subdivision. No activity which constitutes a nuisance or annoyance shall occur on the Property.

10. No Mineral development by means of mining or drilling.

11. Utility Easements:

A. Tracts 1-19 shall be subject to utility easements measuring one hundred feet (100') across the front, forty feet (40') across the rear, and forty feet (40') along the sides of each tract.

B. Lot 3 has a 100 foot (100') utility easement along the East sideline.

C. Tracts 20 and 21 shall have a 40 foot (40') utility easement along the front each tract and forty feet (40') along the rear and sides of each tract.

D. Lot 18 has an eighty foot (80') by four hundred foot easement (400') on the southeast corner to allow power access to lot number 17.

E. Lot numbers 8, 9, and 10 have a combined total of one hundred feet (100') by one hundred feet (100') starting at where these three tracts converge.

F. A power line exists on lot numbers 18, 19, and 20 as shown on the survey.

G. A Multi County Water Supply line exists within these utility easements across the front of each property.

H. A Century Link Telephone line exists within the utility easement. The developer makes no guarantees as to the availability of phone service.

The utility companies have the right to access lots to install and maintain utilities and access to the easements. No utilities will be located outside the easements. The utility easements shall be used for the construction, maintenance and repair of utilities, including but not limited to, electrical systems, telephone, cable, water, gas and any other utilities which the Developer or utility providers may install for the benefit of an owner of a tract of land in the Subdivision. Notwithstanding the foregoing, the Developer has no obligation to provide utilities and all such utilities shall be provided by the local utility companies in accordance with the policies of such utility companies. All utility easements may also be used for the construction of drainage facilities in order to provide for improved surface drainage of the Property. The Developer reserves the right to grant specific utility easements without the joinder of any owner of a tract of land in the Subdivision to public utility providers within the boundaries of any of the easements herein reserved. Any utility company serving the Property shall have the right to enter upon any utility easement for the purpose of installing, repairing, and maintaining their respective facilities. Neither Developer nor any utility company, political subdivision or other authorized entity using the easements herein reserved shall be liable for any damages done by them or their assigns, agents or employees to fences, shrubbery, trees and lawns or any other property of an owner of a tract of land in the Subdivision located within the easements.

IN WITNESS WHEREOF, the undersigned, being the Developer, herein, has hereunto set its hand on this 23rd day of June, 2020.

TRADV, LLC

By: 

Authorized Agent

STATE OF TEXAS

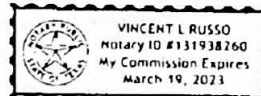
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COUNTY OF Dallas

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This instrument was acknowledged before me on the 23rd day of June, 2020 by An Authorized Agent of TRADV, LLC, in the capacity therein stated and as the act and deed of said company.



NOTARY PUBLIC, State of Texas