Restrictive Covenants

210 Art Hedwigs Hill Rd, Mason, Tx 76856

These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Receiving Tract, its successors, and assigns.

* No structure shall be erected on property nearer than fifty feet (50') from the front, or twenty feet (20’) side or rear property line.
* No concentrated animal feeding operations of any kind are permitted. This includes dairy cows, meat cows, pigs, sheep, turkeys, chickens, egg laying hens or pullets. Concentrated operations are deemed as any animal husbandry that exceeds the carrying capacity of the pastures on the property.
* Property shall not be used for any commercial purposes, except permanent agricultural crops including vineyards, fruit trees, pecan groves and permanent grass (hay meadows or grazing pastures) and livestock production (cow/calf or similar).
* No industrial pursuit or enterprise[[1]](#footnote-1) shall be permitted to be conducted on property. For example: Auto painting and repair; heavy machinery operation or storage; welding or machine shop or machining business; concrete products manufacture or shooting range.
* No gravel pits or mineral exploration of any type which will damage the surface shall not be permitted on the property.
* No cellular tower or other type of commercial tower or wind generation shall be erected or placed upon the property.
* No toxic waste dumping or burying or disposal of any kind shall be allowed that would pollute any stream or body of water, or adversely affect the natural beauty and value of the Property. Garbage or refuse shall not be disposed of or buried on property.
* Discharge of raw or untreated sewage on the property is prohibited.

1. Industrial pursuit or enterprise shall mean engaging in the manufacture or assembly of goods or processing of raw materials unserviceable in their natural state for sale or distribution to third parties other than a cottage industry by an artisan, i.e. artist, painter, photographer, wood, metal or glass sculptor or fabricator. [↑](#footnote-ref-1)