

RESTRICTIONS

HIGHLAND OAKS ESTATES
A RECORDED SUBDIVISION OUT OF THE SAMUEL ISSACS SURVEY,
ABSTRACT #454, SITUATED IN WISE COUNTY, TEXAS

1. Subject property is restricted against any professional, business, or commercial use of any kind and shall be used for residential and agricultural purposes only, save and except feed lots and subject property is restricted against mobile homes or houses being moved onto any part of said property, temporarily or permanently; PROVIDED HOWEVER, a travel home may be occupied during the construction of a permanent residence for a period of a maximum of six months.
2. Any dwelling constructed on the subject property shall contain a minimum of 1,800 sq. ft. of living area, exclusive of open or screened porches, garages, carports, patios, terraces, and driveways with a minimum of 1300 sq. ft. of living area on the ground floor. No structure of a temporary character, trailer, model home, basement, tent, shack, garage, or other outbuildings shall be used on any part of the subject property at any time as a residence, either temporarily or permanently.
3. The property is limited to a maximum of one head of livestock per acre. No animals, livestock or poultry of any kind may be kept, bred, or maintained for any commercial purposes.
4. No inoperative cars, trucks, boats, or junk shall be in open-air storage on any part of the property.
5. No building shall be located on the subject property nearer than fifty (50') feet from any road and fifty (50") feet from any other property's side or back boundary line.
6. Water service for each individual tract within this subdivision will be the responsibility of each owner to drill his or her own water well. The location of the water well should be in accordance with the Wise County Health Department. The water well shall be completed within three (3) months of the start of construction of any permanent residence.
7. Each tract will be serviced by individually owned septic tank disposal systems. It is the responsibility of the purchaser to install a septic tank and soil absorption sewerage disposal system that will meet the minimum design, location, and construction requirements of the Texas Department of Health, and subject to inspection by the Wise County Health Department. The septic system shall be completed within three (3) months of the start of the construction of any permanent residence.
8. No part or portion of the subject property shall be used or maintained as a dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers. All incinerators and other equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition.

9. No noxious or offensive activity shall be carried on upon any portion of the subject property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
10. Each tract may be subdivided, but the minimum tract must be 2.5 acres or more.
11. These restrictions shall be binding upon and observed by Grantees, their heirs, executors, administrators and assigns, as covenants running with the land for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for a successive period of (10) years unless an instrument signed by the majority of the then owners of the lots has been recorded, agreeing to change of said covenants in whole or in part.
12. Invalidation of any one of these restrictions by judgment or by court of law shall in no wise affect any of the other provisions, which shall remain in full force and effect.

Executed this 21st day of November, 2002.

Norma Aileen Edgington
NORMA AILEEN EDGINGTON
Individually and as Agent and Attorney-in-
Fact for NORMAN HOWARD PATRICK
and GAYLE MARIE ABLE.

STATE OF TEXAS
COUNTY OF HAYS

On November 21, 2002, before me appeared Norma Aileen Edgington personally known to me (or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person executed the instrument.

WITNESS my hand and official seal.

Signature *Brooke Harris*

Affiant Known ☒ Produced ID
Type of ID TX DL

