

RESTRICTIONS AND COVENANTS

The subject property shall be used for residential purposes only; no buildings shall be erected, altered, placed or permitted to remain on the property other than single-family dwelling and the outbuildings used in connection therewith. However, a second dwelling for the use of children or parents shall be allowed. The term "outbuildings" shall include only a garage attached or detached Children's playhouse or room of like nature used for convenience and pleasure of the occupants of the main dwelling; tool shed, storage houses, or workshops. In no circumstances can any of the outbuildings, barns or dwellings be used as rental property.

No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept on any lot, except in sanitary containers. Refuse shall be transported to and disposed of in an approved dumping site. No trailer parks shall be allowed.

All sanitary regulations shall be in strict accordance with requirements set forth by the public health authorities. No outside toilets shall be erected, placed or used upon premises, but a septic tank of approved character shall be installed to accommodate the sewerage. A minimum of one soil inspection and Two (2) inspections of its construction are required by the Health Department. All trash shall be disposed in a sanitary manner and procedure set forth by any regulatory body.

This property shall not be used for hay sale, display or storage of junk, used automobiles, slop yards, pipe yards or anything that might constitute a public nuisance. No abandoned cars or unsightly debris.

No basement, tent, shack, garage, barn or other outbuildings erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

No Mobile Home may be used as a dwelling that is smaller than 14 ft. by 80 ft. in size, as a permanent dwelling. Any Mobile Home of smaller size will require a SPECIAL PERMIT issued by TCB Permian Management, LLC. stating length of time it will be permitted on tract.

Livestock, barns, and corrals shall be located not less than 60 ft. from street.

The ground floors of the residence, excluding all open porches or garages shall be not less than 1,500 square feet, plus a double garage or carport, and 60% brick or rock masonry construction.

Dwellings shall be located on the property to conform to other structures on street; in no case shall any structure be located less than 30 feet from street. In case of a corner lot this will apply to both streets.

Domestic animals, livestock and poultry may be kept and raised on the property except that the keeping and raising of any such animals, livestock, and poultry shall be done so as not to constitute a nuisance to the neighborhood; and strictly on a domestic basis; and such keeping and raising of animals, livestock, and poultry shall be subject to the requirements and restrictions imposed by the state health authorities. In no case shall a commercial venture of any type be operated upon this property other than that of a family nature adhering to all restrictions therein. "Of a family nature" would include a wood shop. Hog or dairy farms shall not be allowed.

No sign of any kind shall be displayed to the public view on the property except one professional sign of not more than two feet square, on sign of not more than five feet square advertising the property for sale, or signs used by a builder to advertise the property during the construction and sales period.

Fences shall be constructed of new material (except pipe fence shall be painted) and be maintained in good condition and attractive appearances at all times.

The exterior of any structure shall be completed within six months of the beginning of construction.

Water cannot be sold, furnished or otherwise dispensed for a commercial use.

No right of way shall be granted to allow a through road. This lot shall not be further sub-developed into smaller tracts.

Easements for installation and maintenance of utilities and drainage facilities are reserved as indicated on the plot of said addition, or as subsequently granted and recorded by document. No structure shall be constructed over any pipeline or utility easement.

In the event any owner or occupant of this lot shall violate any of the restrictions or neglect to perform any of his obligations herein contained which can be remedied by the Developer or their respective successors or assigns, either or said parties may cause such violation to be remedied and the cost of such remedial action shall be chargeable against the owner of the offending lot and a lien against said lot is hereby expressed created to secure payment to the party named above making the expenditure, to bring said lot into compliance with these restrictions, which indebtedness and lien securing the same may be enforced in any manner provide by law or equity.

Each and every condition herein contained shall be covenants running with the land and shall be binding upon each of the buyers, their successors and assigns.

Buyers Initials: _____

Date: _____