

Restrictive Covenants

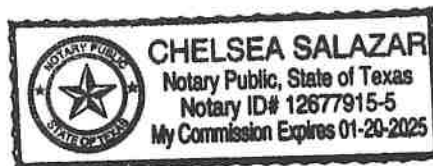
The following Covenants and Restrictions shall apply to a 120 acre tract of land in the east half (E/2) of Section 9, block P, E.L. & R.R. RR. Co. Survey Abstract no. 359, Lubbock, County, Texas as follows:

1. Manufactured homes, mobile homes and trailer houses are permitted they must be no more than five years old. All primary residential structures shall have a minimum of one-thousand (1000) square feet of living area, exclusive garages, basements, porches, breezeways and any outbuildings.
2. There is no minimum square footage for secondary residential structures, such as guest houses or pool houses. Maximum of two homes per lot.
3. No old or second-hand buildings or structures may be moved onto said premises. Any structure, building or fence placed on said property must be of new and quality construction and must meet all applicable building codes.
4. No wrecked, abandoned, junked or unlicensed vehicles will be permitted at any time.
5. Tracts 1-10 shall not be subdivided.
6. No more than two (2) large animals or five (5) goats or sheep per acre will be permitted. No swine will be permitted, unless used for 4H, FFA or other school related purposes.
7. Waste disposal systems must meet or exceed state and county health department regulations.
8. No noxious or offensive trade or activity shall be allowed to be carried on upon premises, nor anything done thereon which becomes an annoyance or nuisance to the area.
9. No wrecking yards, feedlots, or junkyards of any kind and character shall be permitted.

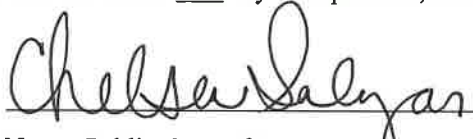

Jordan McKay

THE STATE OF TEXAS:

COUNTY OF LUBBOCK:



This instrument was acknowledged before me on the 29th day of September, 2023, by Jordan McKay.


Notary Public, State of Texas