

RESTRICTIONS

1. All perimeter fencing must be constructed using barbed wire, mesh wire, or slick wire. Wooden fences are not permitted for exterior boundaries. High fencing is strictly prohibited.
2. The raising, breeding, or keeping of swine for commercial purposes is prohibited. However, swine may be permitted for educational projects associated with organizations such as 4-H, FFA, or similar programs, including show pigs.
3. No buildings or structures, except for fencing, may be constructed or placed within 50 feet of the property boundary lines.
4. Mobile homes, modular homes, manufactured homes, trailers, and doublewide mobile homes are strictly prohibited on the property.
5. Any residential dwelling constructed on the property must have a minimum living area of 1,600 square feet and be built on a slab foundation. *[Consider increasing this square footage based on market demand and property standards.]*
6. Subdivision of lots is not permitted.
7. All water wells must comply with the regulations set forth by the State of Texas.
8. Openly dug trash pits are strictly prohibited on the property.
9. The property is designated for residential and agricultural use only.
10. The extraction or mining of site materials is strictly prohibited.
11. The operation of commercial businesses on the property is not permitted.