

PROTECTIVE RESTRICTIONS

1. Each home should be a single-family dwelling. One single family residence per tract but a guest home is permitted. Barndominiums are allowed.
2. Fowl will be limited to one unit per acre maximum. No kennels or dog breeding operations will be allowed.
3. No commercial activity to which the general public is invited.
4. No mobile home, manufactured home, or double-wide, shall be used as a residence, temporarily or permanently.
5. Each parcel owner can reside in an RV or 5th wheel trailer for a maximum of 12 months while their home is being constructed. An engineered septic tank or aerobic system must be in place to allow for the parking of an RV or 5th wheel trailer. An RV or 5th wheel can be placed on the property for weekend use.
6. The dumping of garbage or poisonous substances, or any pollutants on the property is expressly prohibited.
7. No automobile graveyards, junkyards, or automobile salvage businesses shall be permitted on the property. Non-working cars or machinery must be enclosed in a garage or storage building. Any unsightly equipment or material of any kind shall be enclosed in a garage or stored next to the home.
8. All Building construction must be a minimum of 20 feet from any property line.
9. No commercial gun ranges. Please respect the rights of the other property owners. No excessive discharge of firearms on a regular basis. All Hill County and Texas laws will prevail regarding civil disputes or guns.
10. Property owners agree to share in the cost of the private road and gate maintenance.

Property: TBD HWY 22, Tr. _____, Whitney, TX 76692

Buyer(s) Signature:

• _____	Date: / /
• _____	Date: / /