

RESTRICTIONS

Single-family dwellings shall contain a minimum of 1000 square feet of living area. For purposes of this restriction the term "living area" shall mean that area of a dwelling which is heated and cooled, exclusive of porches, breezeways, carports, garages or basements.

The exterior of any building shall be completed not later than twenty-four (24) months after the commencement of construction.

All dwellings shall be newly constructed and erected on site. No dwelling shall be moved on to property. Mobile, modular, pre-manufactured and/or industrial built homes shall not be used as a dwelling, nor stored on property.

No structure shall be erected on property nearer than fifty feet (50') from the front, or twenty feet (20') side or rear property line.

Property shall not be used for any commercial purposes, except permanent agricultural crops including vineyards, fruit trees, pecan groves and permanent grass (hay meadows or grazing pastures) and livestock production. No industrial pursuit or enterprise shall be permitted to be conducted on property. Industrial pursuit or enterprise shall mean engaging in the manufacture or assembly of goods or processing of raw materials unserviceable in their natural state for sale or distribution to third parties (other than a cottage industry by an artisan, i.e. artist, painter, photographer, wood, metal or glass sculptor or fabricator) and shall be inclusive of, but not exclusive of: Auto painting and repair; heavy machinery operation or storage; welding or machine shop or machining business; concrete products manufacture.

Abandoned or inoperative equipment, vehicles or junk shall not be permitted, placed or stored on any part of the property.

Swine shall not be kept on property. Other livestock, pets and poultry shall be permitted provided said livestock is kept within the boundaries of said property at all times, and provided they are not offensive to adjacent landowners by smell, sight, sound or otherwise and do not result in overgrazing. There shall not be any commercial feeding operations or commercial breeding of animals conducted on property. Agricultural animals used for grazing said property while simultaneously raising young (i.e. cow/calf operation) shall not be considered commercial breeding of animals.

No toxic waste dumping or burying or disposal of any kind shall be allowed that would pollute any stream or body of water, or adversely affect the natural beauty and value of the Property. Garbage or refuse shall not be disposed of or buried on property.

All perimeter fences or interior fences erected on the property shall be of new material and professional in appearance completed in a good and workmanlike manner regarding quality and appearance.

Prolonged or consistent discharging of firearms shall not be allowed on the property. Any use of firearms whatsoever shall only be for personal use and not commercial. Personal safety of owners and owners of neighboring property shall be of prime consideration. Subleasing for hunting is specifically forbidden.

Mineral exploration of any type which will damage the surface shall not be permitted on the property.

No cellular tower or other type of commercial tower shall be erected or placed upon the property.

No subdividing for at least 3 years.

<i>Steven G. Coker</i>	dotloop verified 03/05/22 3:24 PM CST MMFA-PTRT-E4YA-XSZ5
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