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Amended
Anderson Ridge
Covenants

Covenants for Anderson Ridge are in place to create and maintain clean country living, as well as to protect the property values.

1. Homes must contain a minimum of 1,800 square feet of heated/cooled space. Exterior construction of home must be at least 30% stone or brick, with roofing materials being 30-year architectural shingles, metal, or clay tile. Exterior paint, stone and roofing must be a natural color that blends with the natural environment. No loud exterior colors allowed.
2. Barndominiums are welcome as primary residence as long as they contain 30% stone or brick exteriors and have a minimum of 1,800 square feet heated/cooled space. Exterior paint, stone and roofing must be a natural color that blends with the natural environment. No loud exterior colors allowed.
3. Manufactured or modular homes of any type will not be allowed. RV's and campers may be used for weekend camping or up to 180 days during construction.
4. Guest Quarters may be built after the main residence and must be at least 800 SqFt of heated/cooled space.
5. A shop/barn may be built prior to building the main residence however construction of the main home shall begin no later than 12 months after the completion of said shop/barn. Shop/Barn must be built behind main residence and coincide with the colors and style of the main residence.
6. Once construction of any improvement begins, building must be completed with-in 12 months.
7. All farm equipment, boats, trailers, RV's, Campers, ATV's and non-running vehicles must be garaged or screened from view.
8. No chain link fencing that is visible from Anderson Ridge Ln or FM 149.
9. Firearms/archery use is by state and federal law only. Firearms are allowed for family use only. No hunting, shooting ranges or fully automatic weapons will be allowed. Lots under 10 acres are prohibited from discharging a firearm per Grimes County Ordinance.
10. No open trash pits or burning of rubbish will be allowed. Burning of brush and building debris will be allowed.
11. All tracts are restricted against Cell towers, Water Towers, Commercial buildings, and Commercial Feed Lots.
12. Swine is limited to FFA or 4H School projects. Poultry will be limited to 3 per acre. Horses, Cattle, and other livestock may be kept on any tract so long as they are fenced and maintained in a clean sanitary condition. No more than one large animal per acre will be allowed. Dogs must be confined on said owner's lot.

- 13. All lots must be maintained using prudent weed control. Mowing or baling of hay must be done as needed to maintain hay fields and lawns must be kept in a quality condition.
- 14. No noxious or offensive activity shall be permitted upon any tract, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
- 15. At-home businesses will not create heavy traffic, excessive noise, unsightly views or foul odors.
- 16. No building should be placed on any lot near than 30' from FM 149, 26' from Anderson Ridge Ln., 30' from County Rd 222 or nearer than 15' to any other lot line
- 17. Pre-existing improvements on Lot 20 are grandfathered in, however any new improvements must adhere to these covenants.
- 18. These covenants will run with the land until January 2040 at which time they will automatically expire unless a 75% majority of the property owners file an extension of said covenants. These covenants may be amended or removed at any time provided that 100% of the property owners agree and said amendment is legally filed of record.

Declarant:

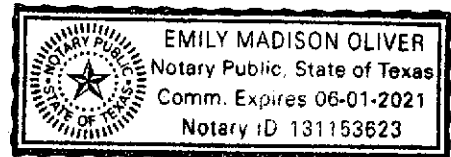
JAKT L.P.
By its General Partner
JC Thompson Jr.

By: *JC Thompson Jr.*
Title: Partner, JAKT L.P.

STATE OF TEXAS
COUNTY OF GRIMES

This instrument was acknowledged before me by JC THOMPSON on the 15 day of AUGUST 2019.

Emily Madison Oliver
NOTARY PUBLIC



Filed for Record in:
Grimes County
On: Aug 15, 2019 at 04:02P
As a RECORDING

Document Number: 00302958
Amount: 30.00
Receipt Number - 105309
By: Barbara Kimich

STATE OF TEXAS
I hereby certify that this instrument was filed on the date and time stamped here and was duly recorded in the volume and of the named records of:
Grimes County
as stamped hereon by me.
Aug 15, 2019

Vanessa Burzanski, Grimes County Clerk
Grimes County