

Restrictions

120.04 Acres on FM 1452 and County Rd 352 (Watson Rd)

Legal Description: A0228 James Welch, Tract 18, Acres 119.6 (120.04 per survey)

These covenants are written to protect the property owners and maintain property values. Their intention is to create comfortable, clean country living.

1. Property shall be used for single-family residential farm purposes only. RVs and motor homes may be used temporarily during construction or for limited camping use.
2. Mobile Homes are allowed, however there shall be no mobile home Parks.
3. Mobile homes must be in good condition, less than 10 years old at time of installation, must be skirted and shall not be neon/bright colors.
4. Each owner or occupant of the property shall keep the property clean and free of trash, automobile and machinery salvage. Each owner shall maintain improvements in a reasonably good state of repair.
5. No residential structure shall be constructed on any tract that is closer than 75 feet from any road or street. Nor shall it be closer than 30 feet from any property line.
6. No trash, garbage, or other disposal matter shall be deposited or stored on said premises. Storage shall be limited to and contained in a garage or bam. No open pit garbage dump shall be used or constructed.
7. There shall be no commercial feedlots, chicken or other poultry houses, or hog farms. Horses, cattle, goats, sheep, and other livestock may be kept on any tract: the tract on which the animals are kept must be securely fenced so that the animals are restricted to their respective owner's tract unless otherwise agreed upon with a neighboring tract owner.
8. No more livestock shall be kept on the property beyond that considered to be normal stocking rate and/or with normal sanitary conditions.
9. All boats, tractors, travel trailers, motor homes, recreational vehicles and commercial vehicles, that are inoperable or do not have current operating licenses shall not be stored or kept on any tract except in enclosed garages or storage facilities protected from the view of other owners.
10. There shall be no changes, alterations, or amendments to this agreement without the express written consent of 100% of the deed holders covered by this document.
11. These restrictions shall remain in effect until January 1, 2028.

Buyer

Buyer