

Courtney Estates

Declaration of Covenants, Conditions and Restrictions

A Subdivision of 24.988 Acres of land located in the John Baker Survey, A-71 Waller County, Texas

Homes must contain a minimum of 1,500 square feet of heated/cooled space for single-story homes and 2,000 square feet for two-story homes. Exterior construction of homes must be at least 15% stone or brick, with roofing materials being 30-year architectural shingles, metal, or clay tile. Exterior paint, stone and roofing must be a neutral color that blends with the natural environment. No loud exterior colors allowed.

Guest Quarters must be a minimum of 400 square feet of heated/cooled space. If guest quarters are built prior to main home, construction of main home must start within 1 year of completion of guest quarters.

Once construction of any improvement begins, building must be completed with-in 12 months.

Mobile Homes, manufactured homes, modular homes and houses of similar construction are not permitted.

RVs are allowed during the construction of the main home only, but must still be screened from public view.

All farm equipment, boats, trailers, RV's, Campers, ATV's and non-running vehicles must be garaged or screened from the public view.

No open trash pits or burning of rubbish will be allowed. Burning of brush and building debris will be allowed. All lots must be kept clear of trash, junk or excessive storage of personal/household items.

All tracts are restricted against cell towers, water towers, commercial buildings, and commercial feed lots of any kind.

Swine is limited to 4H or FFA 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 (Horses/cattle) or two small animals (goats, sheep) per acre will be allowed. Dogs must be confined to said owner's lot.

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.

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. At-home businesses that create heavy traffic, excessive noise, unsightly views or foul odors are prohibited.

There is a 30' utility easement along all property lines (15' on each side of property line).

These covenants will run with the land until January 2050 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.

Buyer Date

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