

Independence Meadows

Declaration of Covenants, Conditions and Restrictions

A Subdivision of 60.87 Acres of land located in the C Campbell Survey in Grimes County, Tx

The Primary residence must contain a minimum of 1,200 square feet of heated/cooled space for single-story homes and 2,000 square feet for two-story homes. No loud exterior colors allowed.

Mobile/modular homes must be skirted, less than 10 years old at time of installation and in good condition. There shall be no mobile home parks.

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

RVs are allowed during the construction of the main home only.

All non-running vehicles must be garaged or screened from the public or other parcel's 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, cemeteries, water towers, junk yards, 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.

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 85% of the property owners agree and said amendment is legally filed of record.

Buyer

Date

Buyer

Date