

Restrictions (amended/corrected) for three tracts - Huber Rd.

1. No mobile homes, manufactured homes, modular homes or move on homes may be placed or moved on to the property at any time. Mobile homes are hereby defined as the term applied to manufactured housing units before the HUD code went into effect in June 1976. Manufactured home is hereby defined as a housing unit constructed entirely in a factory and complying with the Federal Manufactured Home Construction and Safety Standards Code. Manufactured homes further defined are those housing units that are produced in a single or double section and are transported to the site and installed. Modular homes are hereby defined as a housing unit constructed in a factory and customized to conform to state regulations and local building codes in effect where the unit will be located. Move on homes are hereby defined as homes built elsewhere and moved to another location. All outbuildings must be constructed with new materials and must be attractive in appearance. Travel trailers may not be used as a residence
2. No hog or swine may be placed on the property nor any confined commercial livestock or animal feeding operations. Swine or hogs may be placed on the property but only if they are a child's 4-H or FFA show project. Not more than two swine or hogs may be placed on the property at any time as a show project and not nearer to Huber road than the home on the particular tract. Other than swine not more than one large animal (horses, cows) per two acres may be kept on the property at any one time or more that two small animals (sheep, goat) per acre of any particular tract. No dog kennels may be placed on the property.
3. The property must be kept in a neat manner at all times, no trash, junk, un-licensed automobiles nor nuisances are allowed on the property. (4-wheelers are not to be considered a nuisance)
4. Only one single family residence per tract is allowed and must have a minimum of 1600 square feet of living area and the exterior must be built of any combination of wood, brick, rock, stucco, log, vinyl or hardboard. No metal building homes are allowed. Each tract may not be subdivided in any way.
5. No commercial manufacturing facilities may be placed on the property.
6. The forgoing restrictions and limitations are made and adopted to run with the land and shall be binding upon all persons owning title to the three tracts until March 17, 2010, at which time said covenants shall be automatically extended for successive periods of 10(ten) years, unless an instrument executed by not less than all (100%) of the then tract owners of the 30 or more acres controlled by these covenants has been recorded agreeing to change said covenants in whole or in part.
7. These restrictions may be amended prior to March 17,2010, by an instrument signed by not less than one hundred (100%) of the owners of the three tracts. Any amendment must be recorded in the official public records of real property in Guadalupe County, Texas. Thereafter, these restrictions may be amended by an instrument signed by not less than all (100%) of the property owners of the three tracts.
8. The owners of these three tracts have responsibility of enforcing the above restrictions.

FILED FOR RECORD

00 MAY -8 PM 3:00

LIZZIE M. LORENZ
COUNTY CLERK GUADALUPE CTY.*Luzia Bares*THE STATE OF TEXAS
COUNTY OF GUADALUPEI hereby certify that this instrument was
FILED on the date and at the time stamped
hereon by me and was duly recorded in the
Official Public Records of Guadalupe County,
Texas.*Luzia M. Lorenz*
County Clerk,
Guadalupe County Texas