

Use Restrictions & Architectural Standards
for

~~Black Creek Meadows Subdivision~~

Properties

1. All lots shall be used for single-family residential purposes only.
2. No building shall be erected, altered, or permitted on any lot other than one newly constructed detached single-family dwelling not to exceed two stories in height.
3. Any residence construction on any Lot must have an area of not less than 1,600 square feet, exclusive of open or screened porches, terraces, patios, driveways, carports and garages. All roofs shall be constructed of fireproof materials. All residences, with the exception of two-story residences shall be constructed with a minimum of 75% masonry exterior. In the event the residence constructed is a two-story residence, the lower level must have an all masonry exterior. Masonry shall be defined to mean rock, brick or stucco.
4. Once construction of improvements is started on any lot, the improvements must be substantially completed in accordance with plans and specifications, as approved, within eight (8) months from commencement. No residence shall be occupied until the same has been substantially completed in accordance with its plans and specifications.
5. The minimum front set back line shall be 150 feet. The minimum side set back line shall be 50 feet. The minimum rear set back line shall be 5 feet. All setbacks are from the lot line. For purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of the building; provided, however, this provision shall not be construed to permit any portion of the building on any Lot to encroach upon another Lot.
6. Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the Map. No utility company, water district, political subdivision, or other authorized entity using these easements shall be liable for any damage done by them or their assigns, agents, employees, or servants, to shrubbery, trees, flowers, or to other property of the Owner situated in the easement.
7. No noxious or offensive activity shall be conducted on any Lot that may be or may become an annoyance or nuisance to the neighborhood.
8. No structure, including but not limited to trailers, mobile homes, motor homes, basements, tents, shacks, garages, and other outbuildings and accessory structures, shall be used on any Lot at any time as a residence, either temporarily or permanently.
9. No signs of an type shall be allowed on any Lot except one sign of not more than five (5) square feet advertising the property for sale or rent.
10. No oil well drilling, development, or refining, and no mineral quarrying or mining operations of any kind shall be permitted on any Lot. No oil well, tank, tunnel, mineral excavation, or shaft shall be permitted on any Lot. No derrick or other structure designed for use in boring for oil, natural gas, or other minerals shall be erected, maintained, or permitted on any Lot.
11. No Lot shall be used or maintained as a dumping ground for rubbish or trash. All garbage and other waste shall be kept in sanitary containers concealed from view of street and adjoining lots.

12. No individual sewage-disposal system shall be permitted on any Lot unless the system is designated, located, and constructed in accordance with the requirements, standards, and recommendations of the County of Medina and/or the State of Texas. Approval of the system as installed shall be obtained from that authority.
13. A reasonable number of dogs, cats, or other household pets may be kept on any Lot, provided they are not kept, bred or maintained for any commercial purposes. Additionally, animals may be raised on any lot for the limited purpose of entering into a local or statewide livestock show. Domestic animals, livestock and poultry may be raised, bred, or kept on any Lot of greater than eight (8) acres; however, the number of animals allowed per Lot shall be limited to 4 acres per unit to maintain agricultural ad valorem tax exemption.
14. No truck or bus (except a passenger van for personal use) or trailer shall be left parked in the street in front of any Lot, except for construction and repair equipment while a residence or residences are being built or repaired in the immediate vicinity. No truck or bus (except a passenger van for personal use) or boat or trailer shall be parked on the driveway or any portion of the Lot in such manner as to be visible from the street.
15. No Lot shall be used or maintained to store or dump used or junk automobiles. Used or junk automobiles are defined as automobiles that either do not have the capacity to operate or have not been driven at least four times within a one month period.
16. No professional, business, or commercial activity to which the general public is invited shall be conducted on any Lot.
17. No fireplace or wood-burning stove shall be installed or used on any Lot unless it meets the requirements, standards, and recommendations of Federal, State or Local Environmental or Air Pollution Control Authority.
18. No poles, masts, antennas, or satellite dishes of any type, size or height shall be installed on any Lot unless within the envelope or side or rear of a building.
19. No water softener shall be installed or used that discharges effluent brine into the sewage system.
20. Outdoor lighting shall be controlled so that it is not offensive to any other owners. No direct view of the source of light by adjoining lot owners, except for very low candle power night lights, shall be permitted. Unusual lighting that may create a nuisance to another is prohibited.
21. Every tank for the storage of fuel installed outside any building on a lot shall be either buried below the surface of the ground or screened by fencing or shrubbery. Every outdoor receptacle for ashes, trash, rubbish, or garbage shall be installed underground, screened or so placed and kept so as not to be visible from any street within the Subdivision at any time except during refuse collection periods.
22. Any dwelling or outbuilding on any lot in the Development which may be destroyed in whole or in part by fire, windstorm or for any other cause, or Act of God must be rebuilt or all debris removed and the lot restored to a sightly condition with reasonable promptness, provided, however, that in no event shall such debris remain longer than sixty (60) days.
23. All easements and all alleys for the installation and maintenance of utilities and drainage facilities are reserved as shown on the Map. No shrubbery, fence, or other obstruction shall be placed in any

easement. Right of use for ingress and egress shall be available at all times over any dedicated easement for purposes of installing, operating, maintaining, repairing, or removing any utility or any obstruction placed in such easement that would interfere with the installation, maintenance, operation, or removal of such utility.

24. An electrical distribution system shall be installed to serve all Lots in the subdivision through Medina Electric Cooperative.
26. None of the Lots shall be resubdivided in any fashion except that any person owning two or more adjoining Lots may consolidate by Vacating and Re-platting such Lots into one building site. This provision shall not prohibit a mortgage or holder of a contract for deed (including but not limited to Texas Veterans Land Board) from reselling a portion of a Lot obtained through foreclosure or cancellation of a contract for deed. However, this shall not be construed to permit the sale of less than all of the property obtained through foreclosure or cancellation of a contract for deed, nor as a waiver of the prohibition of resubdivision.