

These Restrictions apply to all Tracts within River Ridge Subdivision and are recorded in Volume 967, Page 150 of the Official Records of Robertson County, Texas.

- (1) The tracts are to be used for single-family residential purposes only and may not at any time be used for the purpose of retail, manufacturing or Commercial Enterprises.
- (2) On all tracts in said subdivision, no building shall be located nearer than 50 feet along all roadways or Access Easements dedicated by the plat of River Ridge Subdivision. All other tract lines (both side and rear) shall have a 25 foot building setback line.
- (3) Any person owning a tract in this subdivision may not subdivide any portion of said tract without replatting said tract with permission from the Commissioners Court of Robertson County based on the Current Subdivision Regulations. Any person owning two (2) or more adjoining tracts in this subdivision may consolidate such tracts into one (1) building site with the privilege of placing or constructing improvements.
- (4) Any residences must contain at least 1,800 square feet (heated area), and must be built or installed in accordance with all applicable laws, ordinances, rules or regulations. All structures must be constructed of a minimum of 1/3 brick, stone, rock or any combination thereof on all sides except the side which is considered to be the back of the house. Mobile homes, manufactured homes or trailers of any kind will not be permitted.
- (5) All septic systems will be under the authority of the Texas Health and Safety Code, Chapter 366. The Natural Conservation Commission has adopted "Construction Standards for Sewage Facilities". Electricity is provided by Navasota Valley Electric Cooperative, Inc.. The use of solar power or wind power is permitted.
- (6) No owner of any tract may alter the natural drainage of said tract to materially increase the drainage of storm water onto adjacent tracts.
- (7) No storage of furniture, fixtures, appliances, machinery and equipment, wood piles, lumber or other good and chattels not in active use which is visible from outside the property is allowed. Storage of any material that could pollute surrounding areas, including, but not limited to, batteries, oil pans and tires, is not permitted.
- (8) No rubbish or debris of any kind may be placed or permitted to accumulate upon the property.
- (9) No noxious, offensive or illegal activity may occur on the individual properties, nor may anything be done which may be or become a nuisance to others.
- (10) No garbage or trash may be placed or kept on the individual properties, except in covered containers. All rubbish, trash or garbage must be removed from the properties at least once a week and may not be allowed to accumulate.
- (11) No vehicle (including, but not limited to, automobiles, trucks, boats, trailers, motorcycles, campers, vans, recreational vehicles, and golf carts) may be left upon any portion of the individual properties except in a garage, driveway, or parking pad. The foregoing does not apply to farm equipment. All vehicles must have a current license and registration, and no inoperative vehicles are permitted on the tracts.
- (12) Raising, breeding or keeping of swine or poultry for commercial use on any part of any tract is prohibited. All livestock must be contained in a fenced area and not allowed to run free.
- (13) At no time shall there be any use of a boat or floating object propelled by a device fueled by anything other than battery power (i.e. trolling motor or similar) in any body of water in the River Ridge Subdivision.