

## 121 NORTH RESTRICTIONS

STATE OF TEXAS

KNOWN ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

THE ABOVE DESCRIBED PROPERTY SHALL BE CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THESE GRANTEEES, THEIR HEIRS AND ASSIGNS, FOR A PERIOD OF THIRTY (30) YEARS BEGINNING JANUARY 15, 2006, AND SHALL AUTOMATICALLY BE RENEWED FOR SUCCESSIVE TERMS OF TEN (10) YEARS UNLESS THE SAME ARE ALTERED, AMENDED, OR REVOKED BY ALL OWNERS OF THE HEREIN DESCRIBED REAL ESTATE:

- 1) ALL LOTS SHALL BE FOR SINGLE-FAMILY RESIDENTIAL PURPOSES AND OR COMMERCIAL USE.
- 2) ONLY ONE SINGLE FAMILY RESIDENCE SHALL BE CONSTRUCTED ON EACH LOT. THIS EXCLUDES RESIDENCES COMMONLY CALLED MOBILE HOMES AND/OR OLDER HOMES MOVED ON. THE LIVING SPACE OF THE SINGLE FAMILY RESIDENCE MUST CONTAIN A MINIMUM OF 1500 SQUARE FEET, EXCLUDING GARAGES AND PORCHES AND BUSINESSES MUST CONTAIN A MINIMUM OF 800 SQUARE FEET.
- 3) ALL CONSTRUCTION MUST BE NEW AND PERFORMED BY PROFESSIONAL CONTRACTORS.
- 4) THE FRONT OF ALL RESIDENCES AND OR BUSINESSES MUST HAVE A FRONT BOUNDARY LINE WHICH WILL BE AT LEAST 30 FEET FROM THE FRONT PROPERTY LINE. ALL RESIDENCES AND OR BUSINESSES ARE NOT TO BE ERECTED NEARER THAN 10 FEET TO ANY SIDE PROPERTY LINE, NOR NEARER THAN 15 FEET TO THE BACK PROPERTY LINE.
- 5) THE EXTERIOR CONSTRUCTION OF ANY KIND AND CHARACTER, BE IT THE PRIMARY RESIDENCE, BUSINESS, GARAGE, PORCHES, OR APPENDAGES THERETO, SHALL BE COMPLETED WITHIN SIX MONTHS FROM COMPLETION OF FOUNDATION.
- 6) NO PROPERTY SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE, OR OTHER WASTE. ALL GARBAGE OR TRASH ACCUMULATED FROM DAY TO DAY SHALL BE KEPT IN COVERED SANITARY CONTAINERS. ALL EQUIPMENT FOR STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. NO BUILDING MATERIAL OR DEBRIS OF ANY KIND SHALL BE PLACED OR STORED ON PROPERTY EXCEPT DURING CONSTRUCTION.
- 7) NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON OR MAINTAINED ON THE PROPERTY, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME A NUISANCE IN THE NEIGHBORHOOD. THE PROPERTY SHALL NOT BE USED FOR THE PURPOSE OF STORING JUNK OR INOPERATIVE AUTOMOBILES NOR SHALL ANY PROPERTY BE ALLOWED TO HAVE THE APPEARANCE OF A JUNK OR WRECKING YARD.
- 8) NO SHACK SHALL BE MOVED ON TO THE PROPERTY, NOR SHALL ANY CAMPER, GARAGE, OR OTHER OUTBUILDING BE USED AS A TEMPORARY OR PERMANENT RESIDENCE ON THE PROPERTY WITHOUT APPROVAL OF THE SELLER OR SELLER'S REPRESENTATIVE. THIS RESTRICTON SHALL NOT PROHIBIT THE CONSTRUCTION OF OTHER STRUCTURES AS MAY BE SUITABLE AND PROPER FOR THE USE OF RESIDENCES AND BUSINESSES AS PROVIDED ABOVE. NEITHER SHALL THE RESTRICTION PROHIBIT THE STORAGE OF THE RESIDENT'S CAMPER AND/OR TRAILER ON THE PROPERTY.
- 9) A MAXIMUM OF ONE LARGE ANIMAL UNIT MAYBE KEPT ON EACH ACRE ( LARGE ANIMAL UNIT BEING DEFINED AS AN ANIMAL THE SIZE OF A MATURE COW, HORSE, GOAT, SHEEP OR PIG) PROVIDED THAT SAID LARGE ANIMAL UNIT BE KEPT IN A FENCED AREA AND IN A MANNER TO NOT INFRINGE UPON ANY NEIGHBOR'S RIGHT TO PRIVACY. NO PROERTY SHALL EVER BE USED FOR THE COMMERCIAL BREEDING AND FEEDING OF ANY ANIMALS OR BIRDS.
- 10) PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON ANY THE HERIEIN CONVEYED REAL ESTATE, THE PLANS AND SPECIFICATIONS SHALL RECEIVE THE NECESSARY APPROVAL OF COLLIN OCUNTY.
- 11) ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATIONS OR TO RECOVER DAMAGES.
- 12) INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT SHALL IN NO WAY EFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.