

**Ponderosa Ranch  
Burnett Road, Denton County  
Covenants and Building Restrictions**

**Legal Description: Lots 1-14, Block A: being 561.90 acres in the J Brooks Survey, Abs #66; the S Scott Survey, Abs #1186; the M Brooks Survey, Abs #102; the J Willis Survey, Abs #1391; the M Cooper Survey, Abs #217; and the W Speer Survey, Abs #1197, Denton County, Texas**

1. Lots will be used for single family residence purposes only and cannot be subdivided.
2. Any residence constructed on the property shall have a minimum floor area of 2000 square feet (any two story residence shall have a ground floor not less than 1200 square feet), exclusive of garage, open porches, terraces, patios, driveways, or carports, and shall be completed within twelve (12) months from starting construction.
3. At least seventy percent (50%) of the exposed exterior must be of brick, stone, or masonry construction. Victorian homes or log houses may be of frame construction, upon approval.
4. One (1) guest house may be constructed and must be of like or similar material as main residence.
5. No building structure shall be located within one hundred (100) feet of the street or road or within fifty (50) feet of side or back lines. All fences must be built outside the sixty (60) foot road/utility easement (30' from center of road).
6. No trade or business of any type shall be carried on upon any lot nor shall anything be done on the lot, which may be noxious or offensive or may become any annoyance or nuisance to the neighborhood.
7. Outbuildings (barns, stall, tool sheds and all other buildings) shall be limited to five (5) buildings, must be of new construction, and must be located no closer to front property line than the main residence.
8. No structure of temporary character (trailer, mobile home, basement, tent, shack, garage, or other outbuilding) shall be used on the property at any time as a residence, either temporarily or permanently.
9. No inoperative vehicle(s) and/or machinery and/or equipment shall be kept on the property. All tools, equipment, and material(s) shall be kept out of sight in outbuildings.
10. No move-in home, move-in garages, or move-in buildings shall be placed on the property.
11. No swine, ostriches, or emus shall be raised, bred, or kept on the property. Each tract shall be limited to two head of livestock per acre.
12. No garbage or other waste shall be kept except in sanitary containers. No tract or part thereof shall be used or maintained as a dumping ground for rubbish or trash.
13. Each dwelling shall contain in-door plumbing fixtures attached to a sewage disposal or septic system approved by the Denton County Health Department, before being occupied. No septic tank or lateral line shall be placed within one hundred fifty (150) feet of a water well or proposed water well.

14. The foregoing restrictions shall run with the land and shall be enforceable against the grantee, the grantee's heirs and assigns.
15. These restrictions may be amended upon 75% of the landowners' approval.

Signatures of current land owners are attached as a part of these restrictions