

Use Restrictions and Reservations

Section One Restrictions and Reservations

- 1 Except as herein provided no Lot may be divided into smaller parcels. A Lot may be divided into the North or South one-half (1/2) of an entire Lot if combined with the adjoining one-half (1/2) Lot or Complete Lot or Lots to form a Composite Tract ("Composite Tract"). No Composite Tract will be smaller in size, including road frontage and depth, than the size of a Lot. No Lot or Composite Tract shall be used for any purpose other than one (1) single family residential dwelling. No advertised business of any type, kind or character, nor any occupation or profession for commercial gain or benefit shall be done or carried on the premises.
- 2 No residential structure may be built or placed on said property that contains less than Eight Hundred Forty square feet (840 sq ft) of enclosed living area. No mobile home or manufactured housing as such terms are defined in the Texas Manufactured Housing Standards Act (Article 5221f of the Texas Revised Civil Statutes), can be temporarily or permanently located on the above described property. Once construction has commenced on a structure of any type, same shall be completed within twelve (12) months. No residence shall be constructed with "tar paper and/or tin" type coverings.
- 3 There shall not be maintained, either on or around the premises, to include the road right-of-ways, any automobile, truck or any other kind of vehicle which is not capable of being driven and which might be considered a "junk" vehicle.

Garbage, trash or other such refuse shall not be permitted to accumulate upon the premises, which would impair or detract from the appearance of the property in any way. No nuisance shall be maintained, nor any noxious or offensive activity may be conducted or carried on upon said premises that would devalue the property. Nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

4. No outbuildings can be higher than the height of the *eave of the roof* of the primary structure located on the above described property and any fence shall be constructed of wood or wrought iron not to exceed six feet in height.

5. There is expressly reserved to Meyer, his heirs, administrators, executors and assigns out of all Lots described above and any conveyance of such property to be executed in the future in accordance with the terms hereof, a perpetual easement of fifteen feet (15') in width for utility purposes across such Lots adjacent to all road rights-of-way adjoining or crossing said Lots together with full rights of ingress and egress at all times to install, maintain and repair utility lines upon such easements, to cut or trim any timber within such easements in their judgment, needed for such purposes from time to time, and to guyline poles and do such other work incidental to the installation and maintenance of utilities necessary on any part of said right-of-way easement without liability for damages to any person, firm or corporation by reason thereof.