



 Boundary

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RESTRICTIVE COVENANTS

For restricting the use of the 30 acres owned by Ralph Todd Poehlmann, fronting on FM 50 and described in the attached property description.

This property has been divided into three tracts, and each shall be used only for a single family home. Each home shall be at least 1,600 square feet in size, exclusive of porches, and shall be a modern home in all respects.

It is understood and agreed that no mobile home will be placed on any part of this property, either on a temporary or permanent basis.

Garages, workshops and other necessary outbuildings shall be allowed to be built on each tract, and they shall be kept in attractive condition. All buildings must be maintained regularly and painted when necessary, so that it will be immediately apparent to any visitor that pride of ownership exists here.

No visible commercial enterprises shall be conducted from any buildings on this property and no signs advertising any commercial enterprises are permitted. The homes here are for residential use only.

No major livestock breeding, feeding or butchering activity shall be allowed on this property. Homeowners may keep such domestic animals as dogs, cats, horses and cows (such youth projects (FFA and 4-H) are to include any authorized domestic animals approved by instructors or school officials) in small numbers, and/or as part of FFA or 4-H projects. If horses or cows are kept as part of such projects, owners must fence off portions of their tracts so that adjacent property owners will not be inconvenienced by stray or loose animals.

These restrictions shall be binding upon all parties owning land here for a period of twenty years from the effective date below, and can be automatically extended for periods of ten years, beyond that, that effective date shall be February 1, 2020.