

# RANCHES *at* SWEET SPRINGS

TEXT "LOTS1" TO 88000  
FOR INSTANT INVENTORY  
& RESTRICTIONS

Starting  
**\$85k**

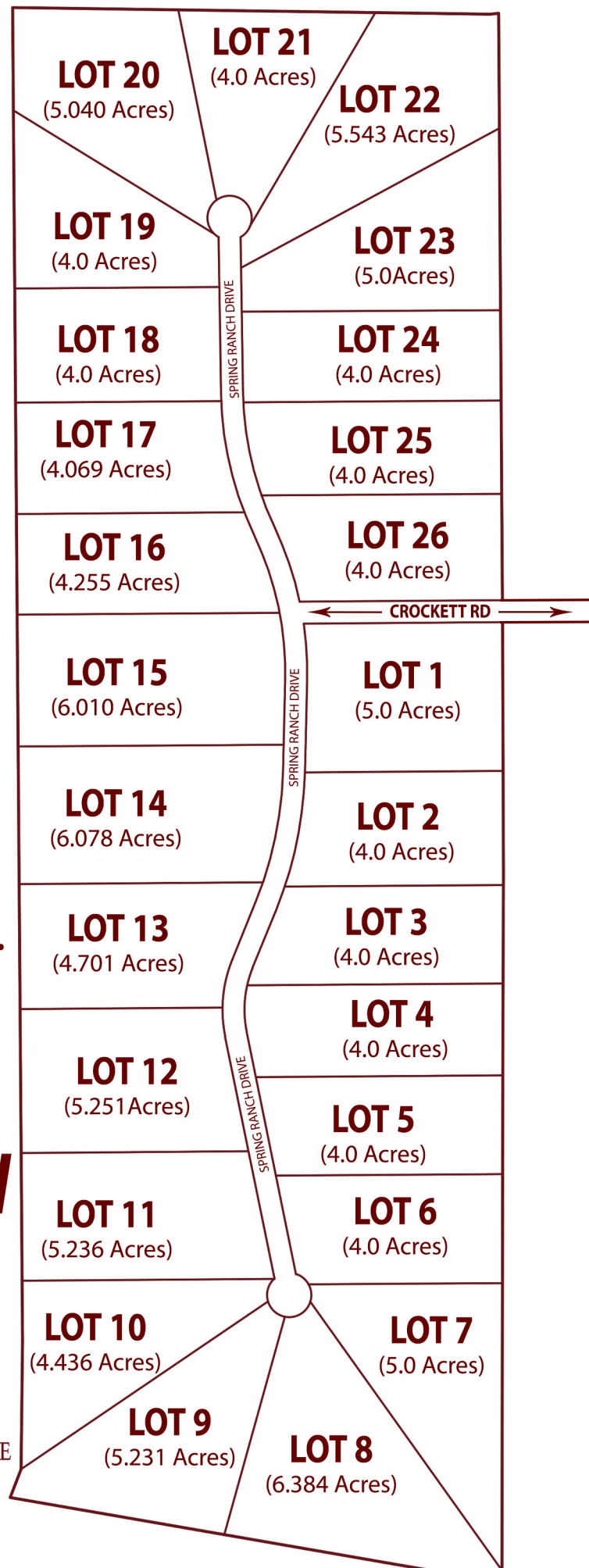
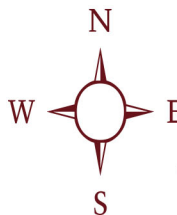
4+ Acre Lots

NO City Taxes | NO Water Bill  
NO HOA | 15% Financing Avail.

Barndominiums  
Allowed

**RYAN D. ZAMARRON**

**817-694-2067**



# Developer Preferred Terms for Contract Ranches at Sweet Springs

- All contracts will be on the TAR Unimproved Property Contract
- Seller Name: JCEF Limited, LLC
- Earnest Money suggested is a minimum of \$1,500
- Title Company for all closings:
  - Providence Title
  - Escrow Officer: Shanna Slimp
  - 102 Houston Ave, Suite #100, Weatherford, TX 76086
  - Office Phone: 817.341.0700
  - Email: teamslimp@protitltx.com
- Please include Addendum for Reservation of Oil, Gas and Other Minerals.
  - Please check the box on section B. (1) and C. does not
- Special Provisions: Buyer accepts Plat as to be filed in Parker County in lieu of Survey.
- If buyer chooses to buy a Survey please check the box on page 2 Section 6. (2)
- Option Periods over 10 days in length will need to be given special consideration and the amount will be negotiated depending on the buyer/seller circumstances.

## Lot List

TRACT	ACRES	PRICE	TRACT	ACRES	PRICE
1	5.000	\$99,000	14	6.010	\$110,000
2	4.000	\$94,500	15	6.010	\$110,000
3	4.000	\$94,500	16	4.255	\$87,500
4	4.000	\$89,000	17	4.069	\$89,000
5	4.000	\$89,000	18	4.000	\$89,000
6	4.000	\$89,000	19	4.000	\$89,000
7	5.000	\$99,000	20	5.040	\$99,000
8	6.384	\$119,000	21	4.000	\$89,000
9	5.231	\$103,500	22	5.543	\$110,000
10	4.436	\$94,500	23	5.000	\$105,000
11	5.236	\$103,500	24	4.000	\$89,000
12	5.251	\$99,000	25	4.000	\$89,000
13	4.701	\$89,000	26	4.000	\$89,000

**Lots Under Contract**

**Lots Sold**

**Declaration of Restrictive Covenants  
Ranches at Sweet Springs**

**Parker County, Texas**

**Basic Information**

Date: July 28, 2020

Declarant's: JCEF Limited, LLC

Declarant's Address: 8659 White Settlement Rd Fort Worth, TX 76108

Declarant's Office #: (817) 367.6167      Development Contact: (817) 694.2067

Property: All that certain property described on Exhibit "A" attached hereto and made a part hereof for all intents and purposes, located in Parker County, Texas.

**Definitions**

"Covenants" means the covenants, conditions, and restrictions contained in this Declaration.

"Declarant" means JCEF Limited, LLC. And any successor that acquires all unimproved Lots owned by Declarant for the purpose of development and is named as successor in a recorded document.

"Easement" means Easements within the property for utilities, drainage, and ingress-egress.

"Lot" means each tract of land designated as a lot shown in the attached Exhibit.

"Owner" means every record owner of a fee interest in a lot.

"Residence" means a detached building designed for and used for a dwelling by a Single Family and constructed on one or more lots.

"Single Family" means a group of individuals related by blood, adoption, or marriage or a number of unrelated roommates not exceeding the number of bedrooms in a residence.

"Structure" means any improvement on a lot (other than a Residence), including a sidewalk, driveway, fence, wall, tennis court, swimming pool, outbuilding, or recreational equipment.

"Subdivision" means the property covered in the Exhibit and any additional property made subject to this Declaration.

"Vehicle" means any automobile, truck, motorcycle, boat, trailer, or other wheeled conveyance, weather self-propelled or towed.

**Clauses and Covenants**

**A. Imposition of Covenants**

1. Declarant imposes the Covenants on the property. All Owners and other occupants of the property by their acceptance of their deeds, leases, or occupancy of any Lot agree that the Property is subject to the Covenants.
2. The Covenants are necessary and desirable to establish a uniform plan for the development and use of the property for the benefit of all Owners. The Covenants run with the land and bind all Owners, occupants, an any other person holding an interest in a Lot.

3. Each Owner and occupant of a Lot agrees to comply with this Declaration and agrees that failure to comply may subject him to a fine, damages, or injunctions relief.

**B. Easements**

1. The Easements, and all matters shown of records affecting the property are part of this Declaration and are incorporated by reference.
2. An Owner may use that portion of a Lot lying in an Easement for any purpose that does not interfere with the purpose of the Easement including executed Right of way agreements or damage any facilities. Owners do not own any utility facilities located in an Easement.
3. Neither Declarant nor any Easement holder is liable for damage to landscaping or a Structure wrongfully constructed in an Easement.
4. Declarant and each Easement holder may install, maintain, and connect facilities in the Easement.

**C. Use and Activities**

1. All lots shall be used for single family residential purposes only.
2. No trade or business of any type shall be carried on upon any Lot, besides an at home business that does not attract more than two (2) vehicles. Nor shall anything be done on any Lot which may be noxious or offensive or which may become an annoyance or nuisance to the neighborhood.
3. Up to (1) horse or cow per acre, five (5) sheep or goats, and four (4) dogs are permitted on each lot. No commercial kennels are allowed. No swine allowed on any tract. An exception may be made for swine or other livestock if, and only if, used for the purpose of FFA and/or 4H projects. Grazing will be allowed in front of primary structure. No more than a combined head of twenty (20) total fowl (i.e., chickens, turkeys, ducks, etc.)
4. Any filling or obstruction of the floodway or drainage easement is prohibited.
5. All inoperative or unregistered motor vehicle(s) and/or machinery and/or equipment shall be kept in outbuildings. All vehicles must be parked on designated improved driveways. Recreation vehicles must be stored on an improved surface such as gravel, concrete, or other driveway material.

**D. Construction and Maintenance Standards**

1. The conditioned dwelling size of the main residential structure on each lot shall be not less than eighteen hundred (1800) square feet.
2. No manufactured, off-site built, mobile home or similar nature type dwelling shall be permitted on any Lot for a temporary or primary residence, or storage. Tiny Homes may be considered and approved, only for secondary residence purposes, with strict written permission from the Declarant after review of a site and elevation plan.
3. All propane tanks must be behind primary structure and not visible from street.
4. Primary dwelling structure must be built parallel to and facing a street.
5. Outbuildings (barns, stalls, tool sheds, and all other buildings) shall be of new construction and must be located a minimum of thirty (30) feet behind the front elevation of the primary dwelling.
6. Structures of a temporary character (camper, RV, shop apartment, or other building) may be used on the property as a residence ONLY during the construction of a permanent residence. Forms boards must be

installed for the permanent Residence within 30 days from the commencement of living in any temporary structure.

7. Construction on permanent Residence must be completed within 12 months from commencement of said construction.
8. No garbage 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. The resident shall not burn household garbage or trash. Lots must be kept free of debris, trash, and garbage.
9. All fencing must be well maintained.
10. No structure shall be placed any closer to any property line than the property line easements and setbacks referred to on the plat or in these deed restrictions. Declarant reserves the permanent right to grant a variance for the placement within setbacks shown on the plat should the lot owner find the established setbacks limiting; a site plan must be presented to Declarant for consideration.
11. Residents must maintain and mow all the property to the edge of any road adjacent to their property.
12. Deed restrictions may be enforced by any court of competent jurisdiction, and an enforcement action may be brought by any property owner in this subdivision or the Declarant.
13. No more than two Residences are permitted on any Lot. The primary Residence must be completed first and contain a minimum of 1800 square feet per D.1. A secondary Residence is permitted and the construction type, size & build must be approved in writing by the Declarant and/or Declarants heirs/predecessors/assigns prior to construction. No Lot may ever be subdivided or severed.

#### **E. General Provisions**

1. Term. This Declaration runs with the land and is binding in perpetuity.
2. No Waiver. Failure by an Owner to enforce this Declaration is not a waiver.
3. Correction. Declarant may correct typographical or grammatical errors, ambiguities, or inconsistencies contained in this Declaration, provided that any correction must not impair or affect a vested property right of any Owner.
4. Amendment. This Declaration may be amended at any time by the Declarant or an affirmative vote of sixty-seven percent (67%) of the Owners at such time as the Declarant no longer owns a lot. The Owner of each lot will have one (1) vote.
5. Severability. If a provision of this Declaration is unenforceable for any reason, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability does not affect any other provision of this Declaration, and this Declaration is to be constructed as if the unenforceable provision is not a part of the Declaration.
6. Notices. Any notice required or permitted by this Declaration must be given in writing by certified mail, return receipt requested. Unless otherwise required by law or this Declaration, actual notice, however delivered, is sufficient.
7. Annexation of Additional Property. Should Declarant desire to subject additional property to this Declaration, Declarant may record an annexation agreement that will impose this Declaration and the Covenants on that property.
8. Pre-suit Mediation. As a condition precedent to the commencement of a legal proceeding to enforce this Declaration, the Owners will mediate the dispute in good faith.

9. Variances. The developer reserves the right to provide variance on any items listed in these restrictions & covenants.

Executed this 28 day of July, 2020.

**Declarant**

JCEF Limited, LLC  
A Texas corporation

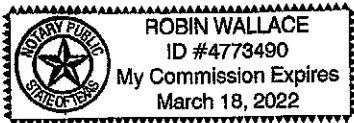
  
Everett Frazier

**ACKNOWLEDGMENT**

STATE OF TEXAS

COUNTY OF PARKER

This instrument was acknowledged before me on the 28th day of July, 2020 by Everett Frazier, Manager for JCEF Limited, LLC



  
Notary Public, State of Texas

After recording return to:  
JCEF Limited, LLC  
8659 White Settlement Rd.  
Fort Worth, TX 76108

Ryan Zamarron  
108 E. Church St  
Weatherford, TX 76086