**RESTRICTIONS HEIDENHEIMER ROAD / HONEY RIDGE FARMS**

1. **No Lot Or Any Part Thereof May Be Used For Any Purpose Except For Residential Or Agricultural Purposes.**
2. **No Trailer Or Trailer House, Mobile Home, Manufactured Home, Modular Homes, Basement, Tent, Shack, Garage, Garage Apartment, Or Servant’s Quarters Will Ever Be Moved Onto A Lot And Used As A Dwelling, Whether Temporary Or Permanent. All Residential Dwellings Will Be Constructed Of New Materials On The Lot From The Ground Up.**

**3. (South Of Beagle Rd) No Residence Or Dwelling Unit May Be Erected Upon Any Lot Or Division Permitted Herein, Which Contains Fewer Than 1,600 Square Feet Of “Living” Floor Area (Excluding The Basement, The Garage, Breezeways, Porches And Balconies, Whether Enclosed Or Not). Dwellings Must Be Constructed Of Not Less Than Fifty Percent (50%) Brick, Rock, Stone, or Fiber Cement Siding (Hardie Board or similar).**

**3. (North Of Beagle Road) No Residence Or Dwelling Unit May Be Erected Upon Any Lot Or Division Permitted Herein, Which Contains Fewer Than 1,700 Square Feet Of “Living” Floor Area (Excluding The Basement, The Garage, Breezeways, Porches And Balconies, Whether Enclosed Or Not). Dwellings Must Be Constructed Of Not Less Than Fifty Percent (50%) Brick, Rock, or Stone.**

**4. Detached Garages, Barns, And Metal Buildings Are Allowed But The Front Of These Structures Must Be Equal To Or Behind The Rear Plate Of The Residence Or Dwelling Unit.**

**5. No Residence Or Dwelling Unit May Be Erected On A Lot, Other Than One Detached Single Family Residence.**

**6. No Lot Or Lots May Be Subdivided Into Smaller Lots Or Parcels Of Land Less Than 10 Acres.**

**7. Household Pets And Farm Animals Are Allowed Provided They Are Kept In Fenced Enclosures, In Cages, Or Leashed At All Times.**

**8. No Commercial Feeding Or Feedlot Operations And No Commercial Kennels Allowed. .**

**9. Garbage, Trash, Rubbish, And Other Waste Materials Must Be Kept In Containers At All Times And The Property Cannot Be Used For The Storage Or Dumping Of Said Items. Property May Not Be Used To Store Automobiles, Farm Equipment, Or Machinery That Is Not In Working Order.**

**10. All Buildings, No Matter Residence, Dwelling, Storage, Or Otherwise Must Have Written Or Documented Buildings Plans And Those Plans Must Be Approved In Writing By Clint Walker, Or His Designee(s), Before Any Development On The Lot May Begin.**

**11. No Businesses Or Commercial Enterprises Are Allowed To Do Business On Any Property Or Lot Unless Approved In Writing By Clint Walker Or His Designee(s). This Prohibition Includes The Leasing Of Hunting, Fishing, Timber, Or Agricultural Rights.**

**12. Building Setbacks Are 100’ Beyond Property Line Bounding Heidenheimer Rd And 20’ From All Other Property Lines.**

**13. Variances To The Above Restrictions May Be Granted By Clint Walker Or His Designee(s) On A Per Lot Basis. If A Permanent Variance Is Granted, It Will Be Documented In Writing And Filed In The Real Property Records Of Bell County.**