

7 Acre properties at TBD PR 4623 Boyd, TX will be subject to the following deed restrictions:

1. No mobile home or modular homes allowed. No travel trailer or motorhome to be used as a permanent residence.
2. A monthly road maintenance fee of \$50, payable on the first of each month to seller, to help with maintenance of easement roads.
3. Residence to be a minimum of 2,000 square feet of living space. Architectural design to be residential in nature, including 50% masonry or stone with wood or metal as the other exterior elements.
4. A maximum of two of the homes described in item #3 will be allowed to be built on this tract. Each home must be maintained properly with the grounds.
5. No access to fishing pond is allowed due to safety reasons.
6. No parking on or blocking of easement roads allowed. Residences must have a driveway constructed for parking.
7. Appropriate boundary and interior fencing for any type of pets or livestock must be constructed and maintained. No free roaming pets or animals will be allowed.
8. Property is restricted from any future commercial mining or sale of sand, gravel or any surface minerals or materials