



mapbox

Boundary Boundary



10/11/2022

Use and Restrictions

Tracts 1 & 2 CR 219

These covenants are written to protect the property owners and maintain property value. Their intention is to create comfortable, clean country living.

1. Property shall be used for single-family residential farm/ranch purposes only. RVs and motor homes may be used temporarily during construction for up to 12 months.
 - a. Foundation requirements: all building foundations shall consist of either: (i) concrete slabs or (ii) piers and beams, with the entire building being skirted with brick or materials which match the outside of the building.
 - b. Stick built homes shall be completed as to exterior finish and appearance within 12 months from the setting of forms for the foundation
2. Mobile and modular homes and mobile home parks are not allowed.
3. No trash, garbage or other disposal matter shall be deposited or stored on said premises. Storage shall be limited to and contained in a garage or barn. No open garbage pits shall be used or constructed. Trash shall be kept in sanitary containers and shall be disposed of regularly. The burning of garbage and/or trash is prohibited.
4. There shall be no commercial feedlots, chicken or other poultry houses or hog farms. Horses, cattle and other approved livestock may be kept on any tract: the tract on which the animals are kept must be securely fenced so that the animals are restricted to their respective owner's tract unless otherwise agreed upon with a neighboring property owner. Commercial breeding is not allowed on premises.
5. All boats, tractors, travel trailers, motor homes, recreational vehicles and commercial vehicles that are inoperable or do not have current operating licenses shall not be stored or kept on any tract except in enclosed garages or storage facilities protected from the view of other owners.
6. There shall be not changes, alterations, or amendments to this agreement without the express written consent of the deed holders covered by this document.
7. Setbacks: Front, Side, and Back – 50 ft
8. Side setbacks to include no removal of trees and underbrush to allow for natural screening between properties.
9. Noxious or Offensive Activities Prohibited. No noxious or offensive activity shall be carried out upon any lot, nor shall anything be done thereon which may be or become and annoyance or nuisance to the neighborhood.
10. These restrictions shall remain in effect until January 1, 2041.

 

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