

## SAN SABA DEED RESTRICTIONS:

- I. J. D. Timber & Land, LLC, the seller, shall have the right to enforce, by any proceeding at law in equity, these restrictions.
- II. No lot shall be used or maintained as a dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers. All incinerators or other equipment and the storage and disposal of such material shall be kept in clean and sanitary fashion.
- III. No building shall be nearer than fifty (50) feet to either side of the described tract, and the minimum set-back of all buildings from the front tract lines shall be fifty (50) feet.
- IV. No commercial chicken houses, pig farms, mining or excavating, scrap yards, and no RV or mobile home parks.
- V. If property is divided, the subdivided tracts carry the same restrictions as the property it was divided from.
- VI. Invalidation of any one of these covenants and restrictions by judgement or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.
- VII. These restrictions will be carried over to any property sold by J.D. Timber & Land, LLC, that is adjacent to the subject property.
- VIII. On lots 20 acres or less, one division is permitted. The subdivided lot will carry the same restrictions as the original lot it was divided from, and cannot be divided further.
- IX. On lots 40 acres or larger they can be subdivided into lots no less than 20 acres. The subdivided lot(s) will carry the same restrictions as the lot that it was divided from, and cannot be divided further.
- X. No mobile home rental parks, commercial rental storage sheds or R.V. rental spaces will be located on any lot.
- XI. Mobile homes are permitted, as long as they have a model year number of 2021 and newer.
- XII. No noxious or offensive activity shall be carried on upon any lot, or shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.