

RESTRICTIONS FOR SUBDIVISION

That 2JD FARMS, A Texas General Partnership, as owner of the following described property, does hereby adopt and impress the following restrictive covenants upon the following described lots, to-wit:

Lots 39-40 and 94-98 of Four Corner Estates, a subdivision located in the South part of Section 404, Block G, W.T.R.R. Co. Survey, Gaines County, Texas; SAVE AND EXCEPT all oil, gas, and other minerals.

1. The property shall be used solely for residential purposes. No structure shall be erected or altered on the property other than one detached single-family dwelling with private garages and other out buildings. A business may be operated out of a residential structure provided it is not a nuisance to the neighborhood. Otherwise, no portion of the property may be used for commercial, manufacturing, trade, business, or other purposes designed to earn money. No obnoxious or offensive activity shall be carried on upon the property, nor shall anything be done thereon which may be or may become any annoyance or nuisance to the neighborhood.
2. All structures, including but not limited to residential structures, shops, storage buildings, and mobile homes, that are built or placed on the property shall be in good condition and construction must be completed within one year of commencement. Any fence built on the property shall consist of materials of a single color.
3. No further subdivision shall be made of the above described property.
4. No travel trailer and/or RV park is allowed on any of the aforementioned lots.
5. Dogs, cats or other household pets may be kept on the property. Only five (5) hooved animals, including horses, steers, sheep, pigs, and goats, and only ten (10) chickens are allowed per lot. All persons keeping animals on the property shall be obligated to comply fully with the provisions of the stock laws in force in the State of Texas and to provide good and sufficient fences to meet the requirements of such animals.
6. No unlicensed or junk vehicles will be permitted to be stored on the property. No garbage, refuse, junk, trash, or obnoxious or offensive material shall be permitted to accumulate on any lot, and the owner or owners of each Lot shall cause the same to be disposed of by and in accordance with accepted sanitary practices. All garbage shall be disposed of in accordance with the regulations of the State of Texas and any of its political subdivisions.
7. A residence built on the property shall not be occupied until a septic system is in place and in working order. No individual water supply and no individual sewage disposal system shall be permitted on the above-described property unless such systems are designed, located and constructed in accordance with requirements and standards of laws of the State of Texas. All individual sewage disposal systems shall be of the septic tank variety. No privy or cesspools shall be permitted to exist on the property.
8. Restrictions set forth in this instrument may be amended by duly recording an instrument executed and acknowledged by the then owners of parcels comprising not less than 70 percent of Lots 1-93 of FOUR CORNER ESTATES.
9. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning one or more lots out of Lots 1-93 of FOUR CORNER ESTATES to prosecute

- damages for such violation. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.
10. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.
11. The covenants, conditions, and restrictions of this declaration shall run with and bind the land.

Executed this the 26 day of January, 2022.

2JD FARMS, a Texas General Partnership

By: [Signature]
PETER R. WIEBE, Managing Partner

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF GAINES

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This instrument was acknowledged before me on the 26 day of January, 2022, by PETER R. WIEBE, as Managing Partner of 2JD FARMS, a Texas General Partnership, for and on behalf of said entity.

[Signature]
Notary Public, State of Texas



2022-00418
TERRI BERRY
COUNTY CLERK
2022 Jan 31 at 03:42 PM
GAINES COUNTY, TEXAS
AD, DEPUTY