

Restrictive Covenants

The following Covenants and Restrictions shall apply to a 149.93 acre tract of land, more or less out of Section 50, Block A, Abstract No. 1502, H.E. & W.T. Railroad Co Survey Lubbock, County, Texas as follows:

See attached full legal description page 2 and plat on page 3

1. All primary residential structures shall have a minimum of one-thousand and eight-hundred (1800) square feet of living area, exclusive garages, basements, porches, breezeways and any outbuildings, and must be constructed of new material including brick, stone, wood siding, adobe, metal, or stucco on all exterior walls.
2. There is no minimum square footage for secondary residential structures, such as guest houses or pool houses. Secondary structures must be constructed of the new material including brick, stone, wood siding, adobe, metal, or stucco on all exterior walls.
3. No old or second hand buildings or structures may be moved onto said premises. Any structure, building or fence placed on said property must be of new and quality construction and must meet all applicable building codes. No HUD code or manufactured homes, mobile homes or trailer houses will be permitted on tract.
4. No wrecked, abandoned, junked or unlicensed vehicles will be permitted at any time.
5. Tracts shall not be subdivided into tracts less than 6.1 acres
6. No more than two (2) large animals per acre will be permitted. No swine will be permitted, unless used for 4H, FFA or other school related purposes.
7. Waste disposal systems must meet or exceed state and county health department regulations.
8. No noxious or offensive trade or activity shall be allowed to be carried on upon premises, nor anything done thereon which becomes an annoyance or nuisance to the area.
9. No wrecking yards, feedlots, or junkyards of any kind and character shall be permitted.

DocuSigned by:

Jordan McKay

Jordan McKay

THE STATE OF TEXAS:
COUNTY OF LUBBOCK:

This instrument was acknowledged before me on the 21 day of June, 2022, by Jordan McKay.

Notary Public, State of Texas

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