

## **Oak Forest Estates Subdivision Regulations for Lavaca County Residents**

1. Use of properties: All properties may be used for both residential and commercial purposes, but commercial activities must be shielded from public view by trees or other landscaping features.
2. Storage of vehicles: All operative vehicles, including boats and recreational vehicles, may be stored on the property, but must be shielded from public view by trees or other landscaping features. Any inoperable vehicles shall be removed from the property and not stored for other neighbors to see.
3. Maintenance of properties: All properties must be kept in good repair and free from clutter, including the prompt removal of trash and debris.
4. Types of buildings: All types of buildings may be used as dwellings on the properties, with no restrictions on design or materials.
5. Each dwelling will be at least 50 feet from the road. Building setbacks from the side borders will be at least 20 feet. Out buildings/ shops/ sheds will all be welcome as long as these setback requirements are met.
6. Owners will seek to maintain a tree barrier to their homes so other neighbors do not see their residence or other buildings. Driveways to the homes will contain at least 90 degrees of bend over the 50 feet of distance to ensure the homes will not be seen from the road. Tract 6 will be exempt from this driveway requirement since it has a narrow entrance. See attached plat.
7. No septic system will be placed within 50 feet of a neighboring property's property.
8. No illegal activities of any kind.
9. The subdivision may not have any: commercial hog farms, commercial chicken farms, no dumps/ storage of trash nor inoperable vehicles. No commercial shooting ranges, no night clubs nor adult bookstores, no casinos nor any homes of ill repute.
10. There is no time limit to build.
11. There will be no HOA for this subdivision.

These restrictions are binding on all property owners within the subdivision and are intended to help maintain property values and the overall quality of life in the neighborhood, while also allowing for any type of building and commercial enterprises. If a property owner violates these covenants, the affected neighbors or the subdivision developer may take legal action to enforce the restrictions.