

SUTTON 860 RANCH RESTRICTIONS AND COVENANTS

1. That these covenants are to run with the land and shall be binding on the Purchaser and all persons claiming under him.
2. The property shall not be used for commercial hunting. No seasonal lease or day lease hunting is permitted. All hunting leases are prohibited. Hunting by landowners and their guests only.
3. The property shall not be used for commercial or manufacturing purposes.
4. That no automobile, truck, trailer, or other vehicle shall be abandoned on this property, nor shall there be any dumping or placing of unsightly objects of any kind on the property.
5. That no structure of any kind (including hunting blinds and/or deer feeders) shall be permitted within 100 feet of any property line.
6. No noxious or offensive activity shall be carried on upon any tract nor shall anything be done thereon which may be or become an annoyance or nuisance to any adjoining tract. No tract shall be maintained or utilized in such a manner as to violate any applicable statute, ordinance or regulation of the United States of America, the State of Texas, the County of Sutton/Crockett, if applicable, or any other governmental agency having jurisdiction thereof.
7. Discharge of sewage from an RV, travel trailer, home or cabin on your property is strictly prohibited and illegal unless it is discharged into a permitted septic system (On Site Sewage Facility - OSSF) installed by a licensed installer.
8. Not more than one residence shall be permitted on any tract. No communal residences shall be permitted.
9. That no commercial swine operation shall be permitted.
10. Purchaser agrees not to impede the flow of water in and to existing water lines, tanks, or troughs that are on his property and grants ingress and egress to persons who need to maintain said improvements and wells which furnish water to the lines, tanks or troughs. Only those Purchasers who own an interest in an existing well shall have the right to use water from said well unless water use is granted by the owners of the well.
11. That no tract may be subdivided without the express written consent of the SELLER.
12. No deviation of any kind shall be permitted from these restrictions unless permission is granted in writing by the SELLER.