

Declaration of Deed Restrictions

4-L Texas Land Company, LLC, Owner of that certain tract of land, being Tracts 1, 2, 3 & 4 out of 43.2250 acres of land, James Bowie League, A-6, Colorado County, Texas.

1. The property may only be used for single family residential purposes, no more than one permanent home permitted (Minimum 1000 square feet of living space), except for one additional adjacent guest house per tract (Minimum 600 square feet of living space). The property may also be used for recreational and agricultural purposes that do not conflict with any of the restrictions contained herein.
2. No mobile home, manufactured home, manufactured housing, modular home, motor home, recreational vehicle fifth wheel campers or house trailer on any tract of the property shall be permitted. Temporary facilities such as travel trailers and motor homes may be utilized during construction period of permanent residence. However, in no event shall any such temporary facility be allowed to remain on the property longer than one (1.5) years. This one (1.5) year period shall be cumulative in nature. Following the completion of construction, those temporary facilities such as travel trailers and motor homes may be stored upon the property in a covered shed or building, so long as they are not used as a residence.
3. Outbuildings used in conjunction with residential of the tracts are permitted. All outbuildings, including detached garages, workshops and barns, must be of good construction and kept in good repair.
4. No building shall be located on the property nearer than 25 feet from any property boundary lines.
5. No further subdividing of the property in any manner shall be allowed or permitted.
6. No professional, business, or commercial activity to which the general public is invited shall be conducted on the property.
7. The property shall not be used or maintained as a dumping ground for rubbish or trash. All garbage and other waste shall be kept in sanitary containers.
8. No commercial livestock feedlot type operations, commercial swine operations or commercial poultry operations shall be permitted. Dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purpose.
9. The foregoing restrictions run with the land in perpetuity and shall be binding on all parties and all persons claiming under them forever from the date of the recording. The Declarant, each owner of a tract, and their respective heirs, successors, and assigns shall have the right to enforce this Declaration. If a violation occurs of any provision herein, the Declarant or any owner may pursue legal action of any such violation or to recover monetary damages related thereto, including reasonable attorney fees incurred in such enforcement proceedings.