

## **Covenants and Restrictions Lots 1, 2, and 3 VZ CR 3910 Wills Point, TX**

### **Residential Use Only.**

- All dwellings must be single family site-built homes (no mobiles or trailers).
- Minimum of 2800 sq. ft. with 50% masonry such as brick, stone, stucco, or fiber cement lap siding such as Hardie Plank
- One guest or second home may be placed on single lot.
- Shop/barns may be built prior to main residences being completed.
- No rubbish, trash, garbage, manure, debris or other waste material will be kept, dumped, placed or permitted on any homesite except in sanitary containers.
- General building setbacks requirements are: 100 ft. from front, 50 ft. from rear and 50 ft. from each side lot line.
- No structure is allowed on 75 ft. driveway access on lots 2 and 3.
- Most animals are allowed as long as they are not considered a nuisance to neighboring property and are confined to owner's lot.

**Easements.** All lots have a 25 ft dedicated utility easement fronting VZ CR 3910.

**Fencing.** All fencing and walls must be "open" such as wrought iron, split rail, pipe, or smooth/barbed wire with T-posts. Stone, brick or stucco columns or pilasters with wrought iron are also acceptable.

### **Water/Sewer.**

- Water provided by MacBee SUD.
- Buyer is responsible for installing water meter and waterline from the road to the house or any other building requiring water on the lot at the Buyer's expense, and for paying any additional fees that MacBee SUD may require.
- Buyer will be required to install an aerobic septic system or other county approved septic system at Buyer's expense.

### **Electric.**

- Electric is provided by Trinity Valley Electric.
- Buyer is responsible for installing transformer, electric meter and all electric lines from the road to the house or other building on lot at Buyer's expense.

**Propane.** Propane is allowed and tanks must be buried.

### **Driveways.**

- Each Buyer is responsible for their own driveway and entrance to their property at Buyer's expense.
- Driveways must be made of all-weather, hard surface from the point where they meet CR 3910 to the home. All -weather, hard surface material is defined as concrete, asphalt, chip-and-seal, or gravel.
- Metal culverts are required with safety end treatments. A permit for a culvert is required and may be obtained from Van Zandt County Commissioner for property fronting VZ CR 3910.

**Property Owners Association.** There is no POA or HOA; however, the Buyer, the Buyer's heirs or assigns must adhere to the Covenants and Restrictions Lots 1, 2, and 3 CR 3910 Wills Point, TX recorded in the Van Zandt County records.