

# 3.7 Acre Lots

## Borth Rd, Sanger, TX. 76226



### Details:

**Price:**  
\$159,000

**Utilities:**  
Bolivar Water, Co-Serv Electric

**Restrictions:**  
Deed

Great lots in Krum ISD with Bolivar Water. Lots have pipe entrances with culverts already installed.

- Agent #0558239
- Justin Newland
- [jnewland@northtexasrealestate.com](mailto:jnewland@northtexasrealestate.com)



# 3.7 Acre Lots

## Borth Rd, Sanger, TX. 76226



### Details:

**Price:**  
\$159,000

**Utilities:**  
Bolivar Water, Co-Serv Electric

**Restrictions:**  
Deed

Great lots in Krum ISD with Bolivar Water. Lots have pipe entrances with culverts already installed.

• Agent #0558239

• Justin Newland

• [jnewland@northtexasrealestate.com](mailto:jnewland@northtexasrealestate.com)





## ARTICLE 1 COVENANTS

Section 1.1. Imposition of Covenants. Declarant imposes the Covenants on the Land. All Owners and other occupants of the Lots by their acceptance of the deeds, leases, or occupancy of any Lot agree that the Land is subject to the Covenants. The Covenants are necessary and desirable to establish a uniform plan for the development and use of the Land for the benefit of all Owners. The Covenants run with the land ~~and bind all~~ Owners, occupants, and any other person holding an interest in a Lot. Each Owner and occupant of a Lot agrees to comply with this Declaration and agrees that failure to comply may subject him/her/it to a fine, damages, or injunctive relief.

### Section 1.2. Covenants.

- a. Lots shall be used for residential purposes only; provided that non-commercial agricultural use shall be permitted subject to the restrictions hereunder.
- b. Only one Single Family Residence (which may be referred to herein as the "main Residence") shall be permitted on a Lot, and no more than four (4) other Buildings shall be permitted on a Lot.
- c. The main Residence shall be erected containing no less than 2,000 square feet of air conditioned and heated area, exclusive of open porches, garages and breezeways. The exterior construction of the main Residence on any Lot shall be constructed of 80% masonry construction. The term "masonry" includes without limitation brick, stone, granite, marble, cast stone, stucco or masonry siding. The main Residence must have a minimum of a two (2) car enclosed garage.
- d. All Buildings and fencing will be of new materials only.
- e. No mobile or modular buildings, mobile or modular homes, or mobile or modular Residence of any kind shall be placed or maintained on any Lot. The main Residence and all Outbuildings are to be site built only.
- f. No junkyards, salvage yards, or dumping grounds for rubbish, trash or debris.

- g. No commercial businesses.
- h. Minimum set back lines on the front of any Lot shall be 50 feet measured from the front property line.
- i. Minimum set back lines on the sides of any Lot shall be 25 feet measured from the side property line(s).
- j. Minimum set back lines on the rear of any Lot shall be 30 feet.
- k. Maximum height of any Building shall be no more than 40 feet.
- l. No radio towers or antennas over 25 feet in height.
- m. No noxious or offensive activity shall be carried on any Lot, nor shall anything be done thereon which would be illegal, an annoyance or nuisance to any owner(s) of adjoining property. This includes but is not limited to motor cross tracks, gun ranges, lighted outdoor arenas, public or private.
- n. Outbuildings must be built simultaneously or after construction of the main Residence.
- o. No inoperable Vehicle can be stored outdoors.
- p. Campers, trailers, and RVs must be stored behind the main Residence. In no event can a camper, trailer or RV be stored on any Lot until the main Residence is completed on the Lot.
- q. One of the Outbuildings may be a guest home. The guest home must be the same construction as the main Residence. The guest home must be built South of the main Residence, and simultaneously or after construction of the main Residence. The guest home cannot be larger than one-half (1/2) of the livable square footage of the main Residence (excludes porches and garages).