

Lot 4-7, 4.4-4.6 Acres
Masch Branch RD Krum, TX 76249

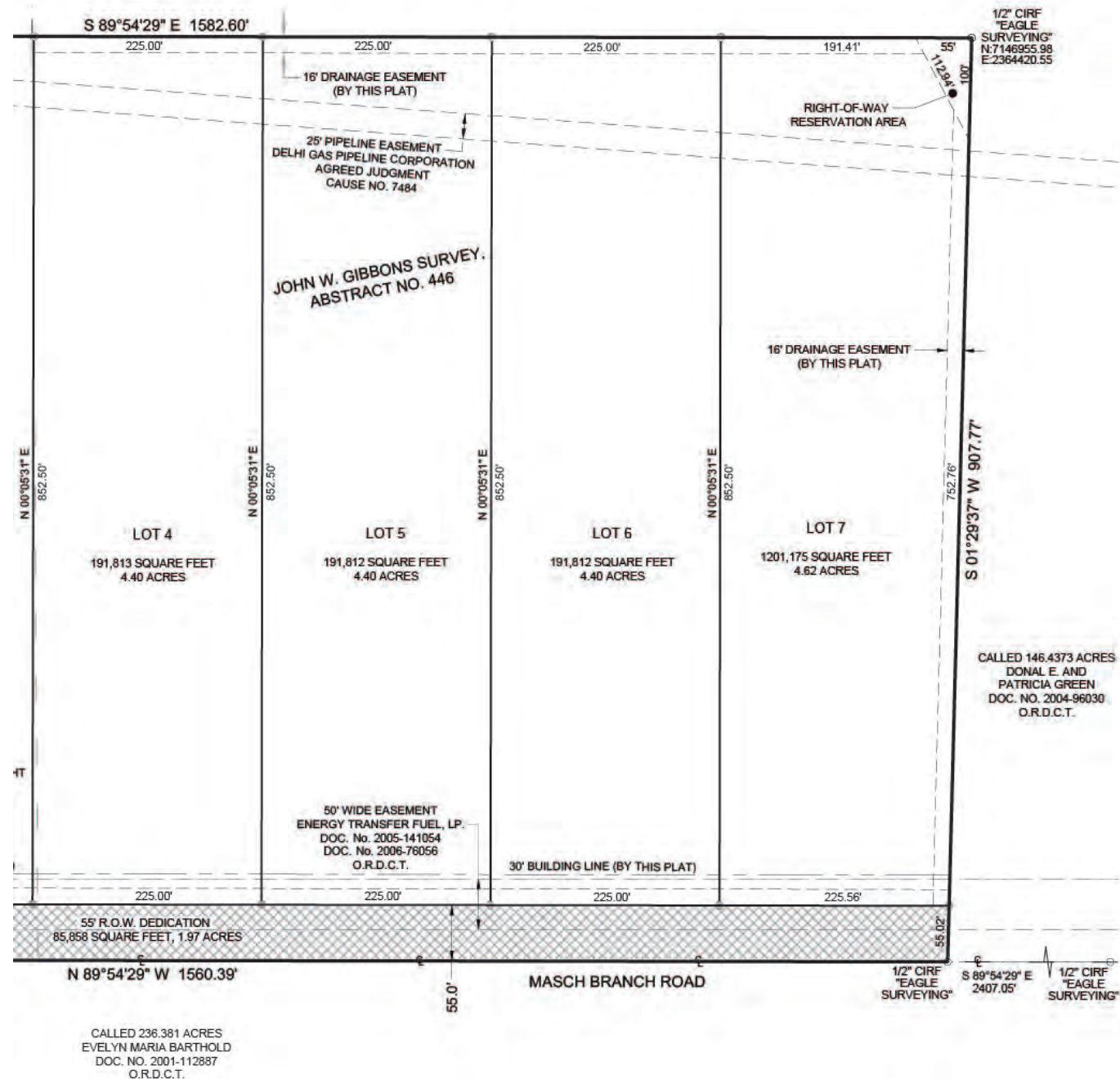


Details: Price: \$150,000-155,000 Topography: Level Restrictions: Deed Restricted Utilities: Well & Septic Required, Electric

New lots available in Krum! These lot are conveniently located just off FM 1173 with close proximity to I 35. The lots provide a place to spread out without sacrificing the convenience of a quick commute to town. Electricity is available. Well and septic are required.

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4.4-4.6 Acre Lots Masch Branch RD Krum, TX



Deed Restrictions

The following restrictions will be placed on the Property and shall be included in the deed at closing.

- a. Lots shall be used for residential purposes only, provided that non-commercial agricultural use shall be permitted subject to the restrictions hereunder.
- b. No more than one (1) Single-Family Residence shall be permitted on a Lot, and no more than four (4) other Buildings shall be permitted on a Lot, provided however, that a secondary Single-Family Residence shall be permitted if (1) such secondary Single-Family Residence is located behind the primary Single-Family Residence; and (2) such secondary Single-Family Residence is built simultaneously with or after the primary Single-Family Residence.
- c. No Residence shall be erected which contains less than 2,500 square feet of air conditioned and heated living area, exclusive of open porches, garages and breezeways. The exterior construction of a Residence on any Lot shall be constructed of at least 80% masonry construction. The term “masonry” includes, without limitation, brick, stone, granite, marble, cast stone, stucco or fiber cement “Hardie Board” siding.
- 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 Residences of any kind will be placed or maintained on any Lot. All Residences and Outbuildings are to be site built only.
- f. No junkyards, salvage yards, or dumping grounds for rubbish, trash or debris will be permitted.
- g. No commercial businesses will be permitted on any Lot, provided however, that a “home office” wherein the occupants of a Residence work from the Residence and do not receive deliveries of products or customers will be permitted.
- h. Minimum set-back lines on the front of any Lot shall be 75 feet measured from the front property line.
- i. Minimum set-back lines on the side of any Lot shall be 50 feet measured from any side property line.
- j. Maximum height of any Building shall be no more than forty (40) feet.
- k. No radio towers or antennas shall exceed 25 feet in height.

Deed Restrictions, continued

- l. No noxious or offensive activity shall be carried on any Lot, including, but not limited to, outdoor burning of any materials other than wood, nor shall anything be done thereon which would be illegal or an annoyance or nuisance to any Owner or owners of adjoining property. This includes, but is not limited to, motor cross tracks, gun ranges and lighted outdoor arenas, public or private. Discharging of firearms on the Land is prohibited.
- m. Outbuildings must be built simultaneously or after construction of the primary Single Family Residence.
- n. No inoperable vehicles may be stored outdoors.
- o. Campers, trailers and RV's must be stored behind the Residence. In no event can a camper, trailer or RV be stored on any Lot until a Residence is completed on the Lot.
- p. No Lot can be replatted at any time without the express written consent of the Declarant.
- q. No vehicle of any size which transports inflammatory or explosive cargo may be kept on any Lot at any time, provided however, that the foregoing shall not apply to deliveries of propane to any Lot which maintains a propane tank serving a Residence.
- r. No Owner shall authorize or permit any oil drilling, oil development operation, oil refining, quarrying, or mining operations of any kind on the surface of the Land. No Owner shall authorize or permit any oil wells, tanks, tunnels, mineral excavations or shafts to be located on any part of the surface of the Land. No Owner shall authorize or permit any derrick or other structure designed for use in quarrying or boring for oil, natural gas or other minerals to be erected, maintained, or permitted on the surface of the Land. The foregoing shall not apply to mineral exploration conducted by the owners of underlying minerals or lessees of such underlying minerals which are not legally authorized or permitted by the Owner of the Lot to conduct such mineral exploration and which conduct their operations under a superior legal right under applicable Texas law recognizing the mineral estate as the dominant estate.

DEFINITIONS

"Building" means a Residence, Outbuilding or any other structure.

"Covenants" means the covenants, conditions and restrictions contained in this Declaration.

"Outbuilding" means a building (other than a Residence), including, without limitation, a garage, barn, shed, lean-to, pool house, or shed.

"Owner" means every record Owner of a fee interest in a Lot.

"Residence" means a detached building designed for and used as a dwelling by a Single Family.

"Single Family" means a group of individuals related by blood, adoption, or marriage or a number of unrelated roommates not exceeding the number of bedrooms in a Residence.

"Vehicle" means any automobile, truck, motorcycle, boat, trailer, or other wheeled conveyance, whether self-propelled or towed.