

COVENANTS AND RESTRICTIONS FOR

BELLA VISTA ESTATES (Block C, Lots 1,2,3,4,5) and (Block B, Lots 1,2,3,4,5,6,7,8,9,10), PONDER TX

THE STATE OF TEXAS

COUNTY OF DENTON

KNOWN ALL MEN BY THESE PRESENTS

That Christopher Grace Custom Homes, LLC, and Marksmen Investments, LLC,(the "Declarant") are the owners of all that certain tract of land platted and described as Bella Vista Estates, Ponder, TX, an addition to Denton County, Texas, according to the plat thereof recorded in Volume H, Page25, of the Plat Records of Denton County, Texas. The above described property is hereinafter referred to as the "addition", "property", "subdivision", or "subject property" and these terms may be used interchangeably throughout this Declaration. Denton County is hereinafter referred to as the "county".

Declarant hereby declares that the property described as Bella Vista Estates, (Lots 1,2,3,4,5 of Block C) and (Lots 1,2,3,4,5,6,7,8,9,10 of Block B) shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of establishing a general scheme for the property of all of the lots and for the purpose of enhancing and protecting value, attractiveness, and desirability of all said lots and which shall run with the land and be binding on all parties having or acquiring any right, title, or interest in the property or any part thereof, and which insure the benefit of each owner thereof.

Declarant hereby declares that the following shall apply to all property in the addition:

1. (Lots 1,2,3,4,5 of Block C) and (Lots 1,2,3,4,5,6,7,8,9,10 of Block B) shall be used for one single family residence, not exceeding two stories in height. No lot shall be used except for single family residential purposes. Pre-manufactured or mobile homes are not allowed.
2. Outbuildings (barns, stalls, tool sheds, and all other buildings except a garage) shall be limited to two (2) buildings, and must be of new construction. No exterior building shall be built of galvanized material. Garages must be attached to the main residence, or detached and connected to the main residence by covered walkway. No outbuilding or garage may be placed on any lot without a single family residence. All outbuildings are for the enjoyment of the resident, must be in harmony with the exterior design, and may not be used for commercial purposes.
3. No trade or business of any type shall be carried on upon any lot described above, nor shall anything be done on any lot which may be noxious or offensive or may become an annoyance or nuisance to the subdivision.

4. No structure of temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporary or permanent.
5. No inoperative motor vehicles and/or machinery and/or equipment shall be kept on the property. All tools, equipment, and material(s), shall be kept out of sight in outbuildings.
6. Any one story residence constructed on the property shall have a ground floor living area not less than 1000 square feet (any two story residence constructed on the property shall have a ground floor living area not less than 600 square feet), exclusive of open porches, garages, terraces, patios, or driveways and must be completed within twelve months from starting construction.
7. Up to 1 horse may be kept on the property for the enjoyment of the resident on lots equal or greater than 1.0 acres.
 - a. No commercial raising, selling, or breeding of animals shall be permitted.
 - b. No swine, goats, llamas, cattle, birds (including emus and ostrich), reptiles, or dangerous animals of any kind shall be raised, bred or kept on the property.
8. FFA projects will be permitted for the duration of the project only
9. No vehicles, trailers, boats, campers, motor homes or any other recreational vehicle may be parked on the street for more than 24 hours. Campers, motor homes, and recreational vehicles may be kept on the lot but must be stored on an improved surface. No vehicle kept for purposes of repair may be kept on any lot.
10. No noxious or offensive activity may be performed on any lot, nor shall anything be done which constitutes an annoyance or nuisance.
11. No lot shall be used as a dumping ground for trash or rubbish. All trash, garbage, and other waste shall be kept in closed sanitary containers not visible from the street.
12. The following building set-backs shall apply to all lots in the subdivision:
 - a. Front set-backs shall be no less than 50' (50 feet) from the front property line.
 - b. No building shall be erected nearer to the side or rear property line than 10' (15 feet).
13. At least 50 percent of the exterior of the residence must be brick or stone. Areas of openings such as windows or doors shall not be included in the computation of the brick and stone percentages. Dormers, gables, and chimneys protruding from the roof of the structure shall be excluded from the computation. Cement, Stucco, or "Hardi" type materials do not constitute as brick or stone.
14. All mailboxes shall be constructed of brick or stone and be in harmony with the residence.
15. Roofs shall be of 30 year composition and a minimum of a 6:12 pitch. Metal standing seam roofing shall be permitted. Wood shingles, 20 year 3-tab shingles, and tile roofing are not permitted. Covered porches and patios may have a minimum of a 4:12 pitch as designated for second story window clearance.
16. All front (street facing) windows shall be divided light. No sheets, aluminum foil, newspaper, etc. shall be permitted as acceptable window treatments on any building.
17. All single family residences shall be no less than 40' in width inclusive of the garage. Garages that are detached and connected by breezeway or porte-cochere shall have the garage included in the overall width computation.

18. Septic Tanks and Systems shall be installed in accordance with the Denton County Health Department. Temporary facilities may be placed on the property during construction and must be removed upon completion.
19. The foregoing restrictions shall run with the land and shall be binding and enforceable on all parties, and all persons claiming or owning any part of the property described above.
20. These restrictions may be changed upon 75% of the land owner's approval.
21. Invalidity of any one of these covenants by judgment or court order shall in no way effect any of the other provisions, which shall remain in full force and effect.
22. The above covenants and restrictions apply to (Lots 1,2,3,4,5, Block C) and (Lots 1,2,3,4,5,6,7,8,9,10 Block B) of Bella Vista Estates, Ponder, TX.

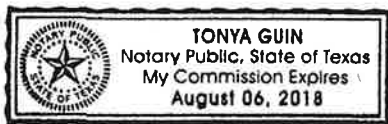
EXECUTED THIS 14 DAY OF April, 2016.


by: Brian Shirley, Declarant

STATE OF TEXAS

COUNTY OF DENTON

This instrument was acknowledged before me on the 14 day of April, 2016, by
Brian Shirley.




NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:
Christopher Grace Custom Homes
P.O. Box 271423
Flower Mound, Texas 75027