

RESTRICTIONS

1. No dwelling home shall be moved onto the Property. Any single family dwellings shall be constructed on site. No mobile, modular, pre manufactured and/or industrial built home shall be used as a dwelling or stored on the Property except as a temporary construction office during active construction of a building, but not longer than twelve (12) months.
2. Swine shall not be kept on the Property other than in connection with a sanctioned 4-H or FFA livestock project. Other livestock, pet and poultry shall be permitted provided said livestock is kept within the boundaries of the Property at all times, and they are not offensive to adjacent landowners by smell, sound, or otherwise. There shall not be any commercial feeding operations or commercial breeding of animals, except horses, conducted thereon. Animals used for grazing said property, while simultaneously raising young (i.e. cow/calf operation) shall not be considered commercial breeding of animals.
3. No structure of a temporary character, trailer, camper, tent, shack, garage, or other outbuilding shall be used on the Property at any time as a residence, except as a temporary residence during active construction of a dwelling, but not longer than twelve (12) months.
4. The Property may not be used for any commercial purposes, except permanent agricultural crops including vineyards, (except that a winery for commercial production of wines is prohibited), fruit trees, flowers, native specials, pecan groves, beekeeping/honey production, and permanent grass (hay meadows or grazing pastures) shall be permitted. No industrial pursuit or enterprise shall be permitted to be conducted on the Property. Industrial pursuit or enterprise shall mean engaging in the manufacture or assembly of goods or processing of raw materials unserviceable in their natural state for sale or distribution to third parties, including but not limited to those activities as set forth in 4.a:
 - a. Auto painting and repair, heavy machinery operation or storage, welding or machine shop or machining business; concrete products manufacture;
 - b. Cottage industries, such as an artisan, i.e. artist, painter, photographer, wood, metal, clay or glass sculptor and other similar activities are permitted;
 - c. Owners are permitted to “work from home” via internet and telecommunications;
 - d. Short term rentals are permitted subject to Section 8 herein.
5. An owner may construct (no pre fab structures) other ancillary structures, necessary to fulfill their use and enjoyment of the Property, such as barns or stalls, a studio, a workshop or storage facility. The ancillary buildings are for the personal use and benefit of the owner and are not available as rentals to the general public;

6. No cellular tower or other type of commercial tower shall be erected or placed upon the Property.
7. Abandoned or inoperative equipment, vehicles, or junk shall not be permitted or stored on the Property or any portion of any ingress, egress easement. Inoperable antique and/or classic motor vehicles under active restoration are permitted as long as they are maintained under cover of a building, barn or garage.
8. Noxious or offensive activity shall not be permitted on the Property (Example: constant discharge of firearms). However, this doesn't preclude owner from pursuing hunting activities of Texas wildlife and game if same can be conducted in a safe manner. The Property shall be kept free of litter at all times. Disposal of any kind shall not be allowed that would adversely affect the natural beauty and value of the Property. Garbage or refused shall not be burned or buried on the Property.
9. No structure shall be erected nearer than seventy-five (75') feet from any boundary line. Gates and entrance structures are permitted adjacent to the boundary line with ingress, egress roadway.
10. Surfacing, mining (including, but not limited to, stone, gravel, sand, caliche), exploration of any type which will damage the surface is prohibited. Road material, including gravel or caliche, used to construct roads on the Property may be removed and utilized, after which the removal site shall be restored as much as possible to its original condition.