



Eleven Point Ranches
Deed Restrictions

1. The following deed restrictions apply to tracts 1-10 of Eleven Point Ranches, unless otherwise stated in the specific restrictions.
2. All tracts shall be used solely for Residential Use. No business or commercial use shall be permitted. This restriction does not prohibit a private office within the main residence, but it shall not be used to conduct public business.
3. Any home constructed on tracts must be built with new material and must be maintained in an attractive manner. At least 25% of the front exterior surface of main residence must be constructed of brick, stone or other masonry materials. Metal homes are permitted with at least 3 feet high rock or brick wainscot on the front of home. New construction only with a minimum living space of 1800 square feet. Living area will not include any area within a garage, carport, porch or any portion of a residence that is not air conditioned. All building exteriors must be fully completed for planned use on or before nine (9) months after the date of the beginning of the foundation.
4. No relocated, prefabricated, manufactured, or mobile homes shall be permitted on said land for any reason at any time.
5. Barns or other structures shall be constructed with new material and kept in a good and workmanlike manner. Outbuildings can be constructed with colored sheet metal providing that the color is compatible with the main residence. All outbuildings, regardless of material used, must be trimmed out and painted. All such buildings shall be located to the rear of the main residence. Residence must always be between the road and outbuildings. Porches and or decks are to be of compatible construction and enhance home appearance.
6. Any driveway culverts, if necessary, are to be installed by the property owner and in accordance with the policies of Wise County, as well as TX dot, and shall be of sufficient size to pass the 10-year storm. In no case shall a driveway culvert be less than 18-inches in diameter on a proposed road. The driveway above a culvert should be constructed such that the driveway is at least six (6") inches below the outside edge of the main roadway. This will reduce the risk of water, which exceeds the capacity of the culvert, flowing over the culvert and entering the roadway. Prior to the beginning construction of a driveway entrance or culvert in a County right-of-way, a written permit signed by the County Commissioner or his Foreman of the

precinct containing the land upon which the culvert is to be built shall be applied for and obtained.

7. It is the responsibility of the purchaser to furnish water. The water pressure tank shall be included within the garage or outbuilding.
8. It is the responsibility of the purchaser to furnish sewage disposal facilities. If sewage disposal is by means on-site sewage facilities, a permit must be obtained for each tract. On-site sewage facilities must be designed in accordance with the rules established by Wise County and the TCEQ.
9. All utility service facilities (including but not limited to electricity, telephone, and cable television) shall be buried under ground from the utility easements to any structure for the purpose of serving any structure located on any part of the property.
10. Any fence built on said property must be of new material and all corner posts must be painted and capped. Yard fences may be constructed of masonry, metal pipe, metal pipe and cable, brick, wood (no stockade or cinderblock), rock, PVC, or black chain link. All fences will be maintained in a serviceable and attractive condition.
11. All improvements shall be kept in good condition and adequately maintained, including trees, shrubs, grass and plantings.
12. The use of firearms is restricted to personal protection, pest eradication and occasional hunting on said property. No commercial gun range or hunting operation shall ever be allowed on the property at any time. It is a violation of Texas Law if a person, while hunting or engaging in recreational shooting, knowingly discharges a firearm, and the projectile from the firearm travels across a property line.
13. Each tract is allowed a maximum of one (1) horse or cow allowed for each acre. No part of the property shall ever be used for a commercial feed lot for livestock or fowl, or for a dog or cat kennel. Show Swine is allowed only for FFA, 4H, or youth fair projects and are not to be kept for a period of more than one year. No Swine breeding programs allowed. No more than 4 show swine shall be permitted on the property at any time. No more than 8 goats shall be allowed on a single tract of land. Any accumulation of animals that creates strong odors or constitutes a nuisance to adjoining property will be considered in violation of these covenants and the owner will be responsible for immediate removal upon written complaint. Any cage or pen constructed to maintain any type of animal kept on the premises as allowed herein must be constructed of new materials and be of a design to be attractive in appearance. All animals must be properly contained within owner's tract.

14. No pets, whether yours or your visitors are allowed to run at large at any time. Noisy or unruly pets or those that complaints are received about will not be allowed to remain. No tying of pets for containment.
15. No dumping of any rubbish or debris. NO Junkyards, wrecking yards, tire yards, inoperable vehicles, tractor-trailer trucks allowed. Refuse, garbage and trash shall be kept at all times in covered containers. Vehicles in disrepair placed on a tract for more than two (2) weeks shall constitute a junk yard.
16. No motor homes and inoperable vehicles without current license plates shall be kept on the property, unless the same is kept within a completely enclosed barn or garage. Antique vehicles, farm, and construction equipment are permitted provided vehicles and/or equipment are not in disrepair. Horse and stock trailers are permitted. All commercial motor vehicles, commercial equipment, antique vehicles, farm and construction equipment, horse and stock trailer, motor homes must be parked behind the back line of the residence.
17. No tract may be subdivided into any more than two parcels, except for Tracts 4 & 5.
18. Setbacks. All permanent dwellings must be no closer than 100 feet from the road. No permanent improvement, except for driveways, will be constructed within 15 feet of any property line.
19. Any underground utility company shall be contacted to verify depth and locations of utilities prior to any excavation on the tract. All easements shown on the survey of the property or reserved hereunder have been reserved for the purposes indicated. No homeowner may erect any permanent structure of any type whatsoever in these easement areas.
20. No noise or other nuisance permitted on any portion of a property that is offensive or detrimental to a property or its occupants including exterior speakers, horns, whistles, bells or other sound devices. (Security devices for security purposes are excluded)