

Bounty Road Acreage

RESTRICTIONS, COVENANTS AND CONDITIONS

The following restrictions shall run with the title to the land and be binding on the Grantees, their heirs, and assigns. The Grantor reserves the right, but not the obligation to enforce these restrictions, and to make exceptions to Restrictions:

1. Single Family Residential and Recreation Use Only. This Property shall be used for single family residential and recreational purposes only: provided, however, that livestock may be kept on the Property in accordance to the terms of Paragraph 8.

Notwithstanding anything contained in these Paragraph to the contrary, this restriction shall not prohibit home offices in a residential property where business is conducted through telephone, computer, or other electronic means and where the business is not apparent from the exterior of the residence, does not create noises or congestion from traffic or parking and preserves the residential nature of the Property. All uses shall be in compliance with Parker County regulations and permitted uses.

2. Dwelling Type. No mobile homes, recreation homes, double wide manufactured homes or modular homes are allowed. No portable storage of any kind is allowed. A site build structure can be no more than two stories in height. Homes must contain a heated living space of not less than 1500 square feet, not including garages. All construction shall be of new material and have at least 32" of rock or stone wainscoting on the wall facing the street side of the property. Metal structured homes are permitted. All homes will be on poured concrete slab and final plans will be approved by Grantor. All homes shall be completed within 12 months from commencement. Only single-family dwelling is allowed on the Property, not including one guest cottage which must be placed behind the main dwelling after main dwelling is completed. The guest cottage will be a minimum of 300 square feet and built of the same materials of Main Dwelling.
3. Workshops, barns and horse facilities are permitted in addition to the Main Dwelling but must be built onsite to the rear of the main dwelling.
4. Structure Setbacks. No building shall be located closer than 75 feet to any front, side or rear boundary line. No items will be stored or parked within setback lines.
5. Water Well must be to the side or rear of the property.
6. Septic or plumbing system. All dwellings and/or living quarters shall be self-contained, connected to a septic system which shall be permitted by the proper authority and installed by licensed contractors and in compliance with those promulgated by the Department of Public Health of the State of Texas.
7. Subdividing. The property herein conveyed shall not be subdivided until 12/31/2036 without written consent of the Grantor.

8. Livestock. One animal unit per 2 acres is allowed in open grazing. 4H and FFA project animals are permitted but must be kept in a confined area in orderly fashion. Roping and cutting arenas are allowed. Recreation animals for arena use will be allowed at 1.5 animal unit per acre. No commercial pig, turkey, chicken or other fowl farms to permitted. No feed lots are permitted
9. Trash accumulation, dumping or use as a landfill is not permitted. All trash on the property must be in covered containers.

10. Junkyards are not allowed. No auto repair, non usable vehicles or second-hand business or other commercial uses that create a negative visual impact or excessive noise shall be permitted.

11. Excavation is not allowed of sand, gravel or rocks is permitted other than for landscape for the Main Dwelling.

12. Enforcement. Any violation of these restrictions may be enforced by Grantor or any other affected Property Owner or Owners. Available relief shall include, but not be limited to, injunctive relief in the District Court of Parker County, Texas. The prevailing party in any legal proceedings brought to enforce these restrictions shall be entitled to recover attorneys' fees and cost of court.

NEWBURG ENTERPRISES, LLC

By: _____

R. K. Barret, Manager

GRANTEE(S)

By: _____

Printed Name: _____

By: _____

Printed Name: _____