

DEED RESTRICTIONS

DAWN LAND COMPANY DOES HEREBY COVENANT AND PROVIDE THAT IT AND ALL PERSONS HOLDING TITLE TO LAND OUT OF 713.82 ACRES BEING IN COUNTY ROAD 114 AND ALL ROAD CONSTRUCTED IN DAWN LAND COMPANY IN THE JOHN BELDON SURVEY A-55 LEON COUNTY, TEXAS, SHALL HOLD RESTRICTIONS RUNNING WITH THE LAND, WHICH RESTRICTIONS SHALL RUN IN FAVOR OF AND BE ENFORCEABLE BY ANY PERSON WHO SHALL HEREAFTER OWN ANY OF THE LAND ABOVE DESCRIBED TO-WIT:

1. ALL HOMES MUST HAVE AT LEAST 1,000 SQ. FT. OF LIVING AREA. ALL HOUSES MUST BE BUILT WITH PROFESSIONAL WORKMANSHIP.
2. ALL HOMES, BARNs, OUT BUILDINGS, FENCES, ETC. MUST BE BUILT AND MAINTAINED IN A NEAT, ATTRACTIVE APPEARANCE SO AS TO BE AN ASSET TO PROPERTY OWNERS OF DAWN LAND COMPANY. ANY STORAGE BUILDINGS OR OTHER SECONDARY STRUCTURE WILL BE PERMITTED ONLY IF GIVEN AN AESTHETIC APPEARANCE.
3. ALL BUILDINGS OF FRAME CONSTRUCTION AND FENCES SHALL BE PAINTED WITH AT LEAST TWO COATS OF PAINT AND SHALL BE MAINTAINED WITH ADEQUATE COVER OF PAINT.
4. TEMPORARY STRUCTURES WILL BE ALLOWED ONLY ON A TRACT WHICH HAS PERMANENT HOUSING UNDER CONSTRUCTION.
5. ALL LOTS SHALL CONTAIN A SIXTY (60) FOOT "SET BACK" LINE FROM THE ROAD EASEMENT.
6. NO IMPROVEMENTS OF ANY NATURE WILL BE PERMITTED TO BE LOCATED ON AN EASEMENT THAT HAS BEEN RESERVED FOR THE USE AND BENEFIT OF THE INHABITANTS OF THE SUBDIVISION.
7. ANY MOBILE HOME TO BE PLACED IN THIS SUBDIVISION MUST MEET MINIMUM F. H. A. SPECIFICATIONS. ALL MOBILE HOMES SHALL BE SKIRTED WITH AN ATTRACTIVE MATERIAL, TO ENHANCE THEIR APPEARANCE, WITHIN 3 MONTHS OF DELIVERY. ALL MOBILE HOMES MUST CONTAIN AT LEAST NINE HUNDRED EIGHTY (980) SQUARE FEET OF LIVING AREA AND BE A 1994, OR NEWER, MODEL.
8. ALL PLUMBING SHALL BE CONNECTED TO AN APPROVED SEPTIC SYSTEM CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE RULES OF LEON COUNTY OR OTHER REGULATORY AGENCY HAVING JURISDICTION.
9. NO JUNK VEHICLES - ALL VEHICLES MUST BE IN RUNNING CONDITION AND HAVE CURRENT STATE INSPECTION.
10. NO TRASH, DEBRIS, CANS, BOTTLES, ETC. OF ANY KIND ON DAWN LAND COMPANY. NO TRASH DUMPING OF ANY KIND. ALL INCINERATORS OR OTHER EQUIPMENT FOR STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN CONDITION.
11. EACH PROPERTY OWNER IS EXPECTED TO MAINTAIN HIS/HER HOME AND LAND IN A NEAT AND ORDERLY MANNER.
12. IF BUYER IS CURRENT ON ALL LAND PAYMENTS AND CLEAN UP OF DEBRIS OR OTHER OBJECTIONABLE MATERIAL IS NECESSARY ON BUYER'S TRACT, SUCH REMOVAL OF DEBRIS, AND TRACTOR WORK OR ANY COST TO RECTIFY DEED RESTRICTIONS SHALL BE THE RESPONSIBILITY OF THE BUYER.
13. NO MINING OPERATIONS OF ANY NATURE SHALL BE CARRIED OUT WITHIN THE CONFINES OF ANY TRACT, PROPERTY OWNERS MAY USE MATERIAL FOUND ON HIS/HER TRACT TO CONSTRUCT ROADS ON HIS/HER TRACT. NO COMMERCIAL MINING OF MATERIALS WILL BE PERMITTED AT ANY TIME.

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- 14. NO HARVESTING TO SELL TIMBER ON THIS PROPERTY WITHOUT WRITTEN CONSENT BY SELLER. IF APPROVAL IS GRANTED ALL PROCEEDS MUST BE APPLIED TO UNPAID BALANCE OF NOTE.
- 15. NO COMMERCIAL SWINE OR COMMERCIAL POULTRY MAY BE KEPT AT ANY TIME WITHIN DAWN LAND COMPANY OR ADDITION THERETO EXCEPT IN RELATION TO FFA/4-H PROJECTS.
- 16. NO OBNOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CONDUCTED UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- 17. NO MORE THAN ONE SINGLE FAMILY, DETACHED DWELLING SHALL BE LOCATED ON EACH TRACT.
- 18. ALL WIRE FENCES MUST BE BUILT IN A PROFESSIONAL WORKMANSHIP.
- 19. DAWN LAND COMPANY WILL MAKE EVERY EFFORT TO ENFORCE THESE DEED RESTRICTIONS. HOWEVER, IF IT BECOMES NECESSARY TO TAKE THE PROPERTY OWNERS TO COURT, EACH PROPERTY OWNER WILL BE ASSESSED HIS/HER PRO-RATA PORTION (PER ACRE) OF ALL LEGAL OR ATTORNEY FEES TO ENFORCE THIS INSTRUMENT. DAWN LAND COMPANY SHALL NEVER BE LIABLE FOR PAYMENT OR ANY EXPENSE TO ENFORCE RESTRICTIONS.

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