

RESTRICTIONS FOR COLD SPRINGS 23 LAND COMPANY

1. All lots in subdivision shall be used for residential or recreational purposes. No tract may be used for commercial purposes and no visible business may be operated in Cold Springs 23 Land Company, LLC. If timber is harvested and sold from land which is being financed by owner, proceeds from the sale of timber shall be used to pay toward the principal sum owed on land.
2. All lots are restricted to single-family dwellings. Only one single-family residence allowed on any lot. All plumbing must be connected to a septic system approved by TCEQ.
3. No single-wide mobile homes or container homes allowed. Double wide mobile homes must be skirted within 90 days of placement on property with attractive material.
4. No temporary structures such as camper, tent, or shack shall be used as permanent residence.
5. No structure allowed to be built or placed nearer than 20 feet to the property line.
6. Driveways must include a culvert which meets the County specified size set by County Commissioners.
7. No commercial animal business is allowed on any lot
8. No trash or rubbish of any kind is allowed to accumulate on any lot including unlicensed or non-running vehicles. No obnoxious or offensive activities shall be engaged in or allowed on any lot.
9. No hunting allowed on any lot smaller than 10 acres.
10. No mining operations of any nature shall be carried out within the confines of any lot including commercial mining.