

# RESTRICTIONS FOR Ellison Coffey Land Company, LLC (Jefferson 41 24)

## MARION COUNTY, TEXAS

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 Jefferson 41 24 Land Company. 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. An additional feature of a guest home or detached garage/barn/shop with a living quarters is permitted, subject to the condition that the guest home/detached garage/barn/shop shall not be rented or leased separately from the primary residence and shall not be utilized for commercial purposes. All plumbing must be connected to a septic system approved by TCEQ.
3. Mobile homes are permitted and 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. No commercial animal business is allowed on any lot
7. 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.
8. Adhere to all state and county hunting laws.
9. No mining operations of any nature shall be carried out within the confines of any lot including commercial mining.