

Affected Property Owners: All the Owners of land in the TEXAS CANEY CREEK RANCH, LLC 465 acre tract in the J. A. MITCHELL SURVEY, A-462, Freestone County, Texas

RESTRICTIONS:

- A. The Property shall be used for residential purposes only; provided that non-commercial agricultural use shall be permitted subject to the restrictions hereunder;
- B. Only one Single Family Residence shall be permitted on the Property, and no more than four (4) other Buildings shall be permitted on the Property;
- C. No Residence shall be erected containing less than 2,000 square feet of Air Conditioned and Heated area, exclusive of open porches, garages, and breezeways;
- D. The exterior construction of the Residence on the Property shall be constructed of 80% masonry construction. The term "Masonry" includes without limitation: brick; stone; granite; marble; cast stone; stucco; and/or hardie board;
- E. All Buildings and fencing will be of new materials only;
- F. No mobile or modular buildings, mobile or modular homes, or mobile or modular Residence of any kind shall be placed or maintained on the Property. All Residences and Outbuildings are to be Site Built only;
- G. No junkyards, salvage yards, or dumping grounds for rubbish, trash or debris shall exist on the Property;
- H. No commercial businesses shall exist on the Property;
- I. Minimum set back lines on the front of the Property shall be 50 feet measured from the front property line;
- J. Minimum set back lines on the sides of the Property shall be 25 feet measured from the side property line(s);
- K. Maximum height of any Building shall be 40 feet;
- L. No radio towers or antennas over 25 feet in height shall exist on the Property;