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Jeske Road Restrictions

The land described herein is subject to the following covenants, restrictions and conditions, which shall be covenants to run with the land, as hereinafter set out:

1. The hereinafter described property shall be used for single family dwellings, single family dwellings with guest quarters and agricultural purposes only. No multi-family dwellings or commercial business operations are allowed.
2. Prior to occupancy of the land, the land owner shall construct, install and maintain a septic tank and soil absorption system in accordance with the specifications as established by the laws of the State of Texas and the rules and regulations of Washington County, Texas. If such septic system complies with such specifications, but still emits foul or noxious odors or unsafe liquid onto the property, such system shall be modified so as to eliminate such foul or noxious odors or unsafe liquids.
3. Water wells shall be drilled and maintained in accordance with the laws of the State of Texas and the rules and regulations of Washington County, Texas.
4. No part of the hereinabove described property shall be used as a junkyard, wrecking yard, derelict car, truck or vehicle lot, or trailer park. No abandoned or junked cars, tractors or other vehicles or equipment are to be permitted on the property.
5. No mobile homes. No structures of a temporary character, such as, a trailer, tent, shack, garage, barn or other such outbuilding shall be used at any time as a residence. The one exception to living quarters in a barn would be an area of a single air conditioned, and insulated barn designed for the purpose of human occupancy.
6. No sign, advertisement, billboard or advertising structure of any kind shall be placed, maintained or displayed to the public view, except “for sale” signs.
7. All buildings being constructed must be completed within 18 months from the date construction begins. Any fence built must be constructed and maintained in good workmanlike manner. No chain link, hurricane, razor wire or game proof fence is allowed. No excessive or offensive lighting such as arena lights will be permitted.

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8. Livestock to acre ratios will be observed in accordance with the Washington County Tax Appraisal district, and no swine or poultry brood operations shall be kept or permitted on the premises, except those being used for 4-H or FFA projects. Raising poultry for personal consumption for meat or eggs is acceptable, up to 100 birds at any one time.
9. The tract of land as described herein shall not be subdivided into tracts of less than 8.5 acres.
10. All buildings are to be set-back a minimum of 300 feet from Jeske Road
11. The above covenants are to run with the land and shall be binding upon all parties or persons claiming under grantees, and grantees' heirs, successors and assigns, until January 1, 2035 after which times said covenants shall be automatically extended for successive periods of (5) years unless and instrument signed by all the owners of the original tract of land has been recorded, agreeing to change said covenants in whole or in part.
12. In the event any Tract is conveyed by metes and bounds description, and not by recorded plat, and such conveyance is permitted by all laws, ordinances, rules and regulations of any governmental authority having jurisdiction with respect to such matters, a twenty-foot (20') wide easement along each property line of such Tract is hereby reserved for installation and maintenance of utilities. Should a tract be surveyed, this 20' wide easement will be reflected on the survey.
13. Enforcement of the foregoing restrictions and protective covenants shall be by proceedings at law or in equity against any person violating or attempting to violate any of the covenants and restrictions, either to restrain said violations and/or to recover damages. Said proceedings may be brought by any property owner who owns land out of the original 75 acre tract of which the property hereinabove described is a part.