Covenants and Restrictions of Rock Lake Ranch

50.390 acres, part of the R. A. Terrell Survey,

Abstract No. 540, Kaufman County, Texas

(The restrictive covenants are recorded in Volume 1213, Page 734, Real Property Records, Kaufman County, Texas)

1. All tracts shall be known and described as single-family residential tracts, model home, or related to a homeowners association. No improvements shall be constructed on any tract of land containing less than 2 acres.
2. No mobile homes shall be placed on any tract or parcel of the property. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other out buildings shall be used on any tract as a residence whether temporarily or permanently. A recreational trailer or van may be placed on the property for occasional use. Provided that the same is not used as a dwelling, is not attached to the ground and may be removed with ease. All improvements shall be constructed of new materials. No modular or pre-fabricated homes are permitted, except commercially manufactured log cabins containing the prescribed number of square feet. Dwellings shall be constructed with a minimum of 1,000 square feet enclosed living area in each dwelling. All dwelling structures must be completed within one hundred twenty (120) calendar days after beginning construction. The outside premises shall be free of all debris within the 120 day period. Out buildings shall be compatible, in style and materials, with the residence constructed on the property. Barns may be constructed using pre-painted metals materials. Restroom facilities, associated with a homeowner’s association park area will be permitted.
3. No outside toilet shall be installed or maintained on any tract, and all plumbing shall be connected with a septic tank and adequate drain field, constructed and installed in accordance with the health regulations of the State and county and of any other governmental authority having jurisdiction.
4. Farm animals may be kept, however, no commercial dog kennels, or commercial swine, poultry, or cattle feeding operations shall be allowed. Dogs, cats, or other household pets may be kept, but not for commercial purposes. Large farm animals are limited to one (1) per acre. Under no circumstances shall any swine be kept on the premises.
5. No noxious or offensive activity shall be carried on upon any tract, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighbors. Guns may not be fired except in an emergency situation, target shooting in an area that does not present a hazard to other residents, or for the control of varmints. Discharge of fireworks is not allowed unless conducted by a licensed fireworks contractor. A ski course with floating markers may be established on the lake. When in use, all watercraft will use this area on a rotational basis.
6. No type of automobile graveyard or junk yard shall be allowed. No buses or inoperable vehicles shall be parked or stored upon any tract for any purpose. No tract shall be used or maintained as a dumping ground for rubbish.
7. No dwelling shall be located on any tract nearer to the front lot line than 30 feet: no barn or storage building shall be constructed nearer than 10 feet from the rear or side lines of any tract.
8. For the benefit of adjoining and/or nearby property owners, appropriate easements are to be reserved for utility lines and services and for other purposes proper and beneficial for the development of the property.
9. Enforcements of these covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.
10. Any invalidation of one of these covenants by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

Buyer: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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