

Deed Restrictions Pertaining to 5575 Hargrove Road

The property shall be subject to the following restrictive covenants which shall run with the land and shall be binding upon the Grantees and their respective heirs, successors and assigns:

- 1) The Property cannot be subdivided into more than 2 single residential lots, only one residence per a lot.
- 2) Any residence erected on the Property shall have a minimum of a two-car garage, and a minimum living area of 2,200 square feet, exclusive garage. Residences shall be constructed using exterior materials of wood, brick, hardy plank or natural stone; provided that gables, dormers, bay windows, cantilevers and bump-outs may consist of painted wood or siding, other than vinyl, plastic, metal or other man-made products.
- 3) No residential structure on any Lot shall be designed, constructed, or used for more than one family.
- 4) No new construction of any building, or other non-residential improvements on the premises shall be commenced prior to the improvements on the dwelling house and no debris, old lumber or unsightly objects shall be moved onto the Property prior to starting construction of the residence thereon and the outside of every dwelling shall be completed before occupancy. No buildings constructed off the Property shall be permitted to be brought onto the Property.
- 5) The Property shall not be used for any purpose other than that of a residence and shall not be used for any commercial purpose.
- 6) No noxious or offensive operations shall be conducted or maintained on the Property so as to create a nuisance.
- 7) No poultry or livestock, or animals shall be allowed or maintained on the Property; the keeping of no more than six (6) dogs, cats or other household pets is permitted on the Property. Horses are allowed to be kept on the property in compliance with Williamson County regulations.
- 8) No trailer, basement, tent, shack, garage, barn or other out building shall at any time be used as a residence, temporarily or permanently. Further, other than horse trailers, no semi-trailer, boat trailer, travel/vacation trailer, camper or inoperable automobile/truck shall be semi-permanently or permanently parked or stored on the Property other than in a garage.
- 9) No building (or other structure), road, or fence shall be constructed or maintained on the Property nearer than the set-back line to Grantor's property, which shall be 50 feet from the adjoining Eastern Property boundary of Grantor. In addition, no tree can be pruned or cut nearer than the set-back line to Grantor's property, which shall be 50 feet from the adjoining Eastern Property boundary of Grantor.
- 10) The sewerage from the Property shall be handled by septic tank drainage, subject to all local rules and regulations.

- 11) All trash must be stored in trash cans.
- 12) No wall or window heating or air conditioning units are permitted. Any electric antenna, satellite dish or device of any type for the receiving of radio, television or other electronic signals shall be erected, constructed or placed so as to have an elevation no higher than the roof ridge of the residence and shall be placed on the rear of the residence so as to not be visible from any road. No satellite dish shall be larger than twenty-four (24) inches in diameter.
- 13) No sign, advertisement, billboard or advertising structure of any kind shall be erected or displayed or otherwise exposed to view on the Property or any improvement thereon; provided that this requirement shall not preclude the placement of "For Sale" signs in front of individual residences.