

Algerita Heights Residential Deed Restrictions, Tracts 1-6

1. One single family residence per two acre tract permitted. Site built of new materials, engineered slab and a minimum of 1,200 square feet of living area, excluding porches and garage areas. A guest house is permitted but not to exceed 600 square feet of living area excluding porches and garage areas. Said guest house shall not be constructed prior to the completion and occupancy of the primary residence.
2. New double-wide's allowed.
3. No cattle, hogs, sheep, chickens or turkeys.
4. No commercial operations.
5. No junk or salvage yards.
6. No storage of inoperable or abandoned vehicles, boats or heavy equipment.
7. No processing, storage or disposal of toxic or hazardous waste (except household quantities for residences located on the property).
8. No outdoor shooting ranges.
9. No tract may be subdivided into tracts or tract less than 2 acres.
10. Subject to property setback lines (except fences) or front 100' and back 50'.
11. Driveways to be made of rock, road base, asphalt or concrete.
12. No mobile home parks or mobile home sales lots.
12. Without regard to whether or not such are recited in the conveyances or referred to in the conveyances, these covenants, conditions and restrictions shall be deemed covenants running with the land and shall be binding upon the grantee, their successors, heirs or assigns, and all persons claiming under them or their successors, heirs, or assigns, unless amended as herein provided and filed of record in the Deed Records of Burnet County.