

**GENERAL RESTRICTIONS:**

Use Restrictions  
purposes.

The property shall be used for single family residence

1. One residence per 5 acres.
2. No building or improvement of any kind shall be erected on any lot nearer than 40 feet to the front line or back line of the property nor nearer than 20 feet to any side lot line; provided, however, where surface terrain or shape of lot is not suitable for building construction within said limitations.
3. All homes must be site built of brick or non-brick construction. No manufactured or modular homes permitted.
4. No swine shall be allowed. Poultry, if not for commercial use, and if properly fenced and maintained, will be allowed. No fighting game or roosters. Livestock shall not exceed one adult head, per two acres of Property owned. No animals shall be maintained in any manner which interferes with the use and enjoyment of other Property owners.
5. No Travel trailer and/or campers may be used as a temporary dwelling for a period not to exceed six months in duration.
6. No noxious or offensive trade or activity shall be permitted on the property, nor shall anything be done thereon which may be or become nuisance to the neighbor. No lot shall be treated as a dumping ground for rubbish. No inoperative automobiles or household appliances shall be allowed to remain on the property, and no automobile on blocks will be allowed.
7. Pending availability of public sewers, sewage disposal shall be effected by means of individual septic tanks; the type of tank, its construction, location on lots and disposal field shall be approved by the regulatory governmental body having jurisdiction over such matters in Kaufman County, Texas
8. No sheet metal fence or snow fence or similar type of fence shall be erected.
9. Any new boundary fences will be of similar construction to existing fences.

