

RESTRICTIONS FOR SUNSET TRACT  
KAUFMAN COUNTY, TEXAS

1. Said property shall be used for residential purposes only. No servants houses, outbuildings, buses or garages shall be lived in as a home. Mobile homes are permitted with the following restrictions: The size must be at least 14 feet in width and 48 feet long, must be underpinned within 90 days from the time moved on property. Lots #1 through #4 and #17, 18, and #19 shall be for houses only - no mobile homes. Lot #1 Commercial.
2. No residence shall be erected or placed upon the said property which does not contain at least one thousand (1000) square feet on the ground floor, exclusive of open porches and garages. All building shall be of new construction.
3. No noxious or offensive trade or activity shall be carried on upon said property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
4. All buildings of frame construction (barns, storage, etc.) shall be painted with at least two coats of paint.
5. No building shall be located nearer than 30 feet to the front line, and no outbuildings shall be located nearer than 60 feet to the front line, or nearer than 20 feet to any side line. Buyer, take special attention to flood line location on plat.
6. No outside toilets shall be installed or maintained on said property and all plumbing shall be connected to a septic tank constructed and installed in accordance with the County and State Health Specifications.
7. Each owner will furnish their own culverts in street right-of-way.
8. No animals shall be raised for commercial purposes on said property. No swine shall be raised, bred or kept on said property.
9. There cannot be any inoperative motor vehicles stored or parked on the premises. All fences shall not be higher than 6' and shall be of new wood or metal.
10. Said property shall not be used or maintained as dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

Any property owners within this 64-acre sub-divided tract, shall have the right of prosecution of any violation of the above listed restrictions.

STATE OF TEXAS  
COUNTY OF KAUFMAN

Before me, the undersigned authority, on this day personally appeared D. G. Council known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the

*D. G. Council*

same for the purposes and consideration therein expressed, and stated.

GIVEN UNDER MY HAND AND SEAL THIS THE 11<sup>th</sup> day of April 1984.

*Patsy L. Ellis*

NOTARY PUBLIC KAUFMAN CO. TEXAS  
In and for the State of Texas  
Commission expires 1-19-87

FILED FOR RECORD AT 125... P. 4-11...  
CLERK COUNTY COURT, KAUFMAN COUNTY, TEXAS BY *B. Walker*

## AMENDED

## RESTRICTIONS FOR SUNSET TRACE

## KAUFMAN COUNTY, TEXAS

1. Said property shall be used for residential purposes only. No servants houses, outbuildings, buses or garages shall be lived in as a home. Mobile homes are permitted with the following restrictions: The size must be double wide, must be underpinned within 90 days from the time moved on property, on Lots #10 and 11 only. Lot #1 Commercial.
2. No residence shall be erected or placed upon the said property which does not contain, at least one thousand (1000) square feet on the ground floor, exclusive of open porches and garages. All building shall be of new construction.
3. No noxious or offensive trade or activity shall be carried on upon said property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
4. All buildings of frame construction (barns, storage, etc.) shall be painted with at least two coats of paint.
5. No building shall be located nearer than 30 feet to the front line, and no outbuildings shall be located nearer than 60 feet to the front line, or nearer than 20 feet to any side line. Buyer, take special attention to flood line location on plat.
6. No outside toilets shall be installed or maintained on said property and all plumbing shall be connected to a septic tank constructed and installed in accordance with the County and State Health Specifications.
7. Each owner will furnish their own culverts in street right-of-way.
8. No animals shall be raised for commercial purposes on said property. No swine shall be raised, bred or kept on said property.
9. There cannot be any inoperative motor vehicles stored or parked on the new premises. All fences shall not be higher than 6' and shall be of new wood or metal.
10. Said property shall not be used or maintained as dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

Any property owners within this 64-acre sub-divided tract, shall have the right of prosecution of any violation of the above listed restrictions.

Execu

State  
Count

VOL 0907 PAGE 392

Executed this 21st day of September, 1987.

*D. G. Council*  
D. G. COUNCIL

State of Texas  
County of Kaufman

This instrument was acknowledged before me on the 21st day of September, 1987 by D. G. COUNCIL.

*Edi Stevenson*  
Notary Public, State of Texas



EDI STEVENSON  
Notary Public, State of Texas  
My Comm. Expires 09-21-1991

FILED FOR RECORD AT 2:20 O'CLOCK P.M. 10-1-1987 JAMES K. GRAHAM  
CLERK COUNTY COURT, KAUFMAN COUNTY TEXAS, BY *Jill Kay Howard* DEPUTY

9874

AMENDED RESTRICTIONS  
SUNSET TRACE ACCITION  
KAUFMAN COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF KAUFMAN

These restrictions are made as an amendment to the original restrictions of record dated \_\_\_\_\_ executed by D. G. COUNCIL and filed in Volume 704, Page 770, Real Estate Records of Kaufman County, Texas and amended by Amended Restrictions dated September 21, 1987, executed by D. G. COUNCIL and recorded in Volume 907, Page 392, Real Estate Records of Kaufman County, Texas.

SAID AMENDMENTS ARE AS FOLLOWS:

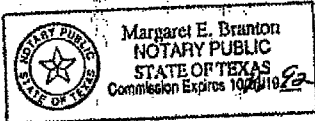
- (1.) Lot No. One (1) is to be used for residential and not commercial purposes.
- (2.) There may be any re-subdivision provided there is no violation of all remaining restrictions of record.

*D. G. Council*  
D. G. COUNCIL

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF KAUFMAN

This instrument was acknowledged before me on the 23rd day of November, 1988 by D. G. COUNCIL.



*Margaret E. Branton*  
NOTARY PUBLIC, STATE OF TEXAS