

1. The property shall only be used for single family residential dwellings and complimentary offices, barns, garages, and other service buildings for livestock, agricultural, and related purposes. Only site-built residences with a minimum of 1,200 square feet of living area shall be permitted. No mobile homes shall be permitted.
2. No temporary structure, including but not limited to an RV, horse trailer, camper, tent, shack, or other temporary dwelling, shall be used on any part of the property as a permanent residence. If used temporarily for camping, the period used cannot exceed two weeks. An owner may occupy a temporary dwelling during the construction of their permanent residence for no more than twelve months or until the home being built is completed and occupied, whichever comes first. The temporary structure must be located on the side of the residence being built that is opposite the public road fronting the property.
3. No commercial activity shall be allowed with the exception of home business, farming, ranching, horse operations, and game ranching operations. No more than one sign advertising or identifying the business is allowed, and the sign must not be larger than three (3) feet by five (5) feet. All signs must be professionally designed, lettered and mounted. All signs must be maintained in good condition and must be replaced as necessary when damaged, worn, or faded. If a home business does any manufacturing, it must be adequately housed in such a way as to not cause a nuisance to the neighborhood in the form of odors, noise, or unsightly materials.
4. The property or any part thereof shall not be used as a junkyard, wrecking yard, derelict car, truck or vehicle lot, or trailer park. No abandoned or junk cars, junk tractors or other such vehicles are permitted on the property or any part thereof.
5. No part of the property may be used as a dump or landfill or for the storage of garbage, refuse, trash, or hazardous waste.
6. No structures can be located within 10 feet of any property line. In the event of one owner with multiple adjacent properties, the 10-foot setback requirement shall only apply to the exterior property boundary.
7. The property may not be further subdivided into smaller tracts of land.

If you decide to add additional structures to your property, please contact the Rural Development Office 936-348-3810, separate structures require separate address assignments.

No Water Supplier. Water Well is Needed.

Local Contacts:

Siegert Water Wells: 979-822-1844

Brien Water Wells: 979-279-2427

M&M Water Well: 936-348-4013

County Septic Inspector: 936-241-6200,
Ext. 1220

MidSouth Electric: (936) 825-5100

Residents can sign up for reverse emergency notification and weather alerts by signing up at <https://madison.genasys.com/portal>