

Restrictions:

This conveyance is further expressly made subject to the following restrictive covenants, which covenants shall run with and bind the land for a period of twenty-five years from date hereof:

1. No house trailers, mobile homes, prefab, or modular homes will be permitted as a residence on any property, nor shall any structure of a temporary character be used at any time as a residence.
2. Each residence shall contain not less than 1,800 square feet exclusive of porches and garages. All material must be new or like new, and of a permanent type.
3. All buildings or structures erected or maintained on any property must have the exterior completed within six (6) months after breaking ground and completed house within twelve (12) months.
4. All driveways will be of all-weather material.
5. Only one residential dwelling and one workshop, with a 600 square foot minimum, will be permitted per tract.
6. No junk or abandoned cars or wrecking yard will be permitted, nor will any property be used for dumping trash or garbage.
7. All automobiles shall be in running condition and have tires inflated.
8. No semi-trucks, trailers, large or small construction trucks (cement, bulldozers, cranes, etc.) will be stored or maintained on property, except for the construction and delivery of materials while building residence.
9. All septic systems shall be constructed according to current standards as defined by the Texas National Resource Conservation Commission. Final authority as to design and installation of the system for sewage disposal shall rest with the licensing.
10. No noxious or offensive trade or activity shall be carried on any property, nor shall anything be done which may be or become an annoyance, nuisance, or danger to others.
11. Re-subdivision on any lot is prohibited except if by the developer, or a single division of the property to a direct family member. The divided lot size must be a minimum of 1 Acre and must follow the same restrictions of the "Robison Estates" tracts.
12. No residence or property shall be used as a base for a business or commercial enterprise such as bird farms (emu, ostrich, etc.) excluding small in-home activities for supplemental income.

13. No swine will be permitted except for one or two as needed for school projects and teaching. All animals shall be maintained and cared for. Animals which create odor or excessive noise will not be permitted.
14. No dwelling shall be located on any tract nearer than 50 feet from the front tract line or nearer than 30 feet to any side tract line. Two contiguous tracts owned may be treated by the Grantee as one tract with no setback line on either side of the side boundary common to both tracts.
15. No sign shall be displayed to the public view on any tract, except that: (i) any builder, during the time a residence is being constructed thereon, may utilize one professional sign ( of not more than eight square feet in size) per tract for advertising and sales purposes; (ii) thereafter, a dignified "for sale" or "for rent" sign ( of not more than nine square feet in size) may be utilized by the owner of the tract for the applicable sale or rent situation.
16. Restrictions can be enforced by either the developer or by any of the adjoining "Robison Estates" tracts. The "Robison Estate" tracts is described as the land that was conveyed to Rodney W Robison from L J Robison in Document Number 2017-00788 in the County Clerks Records of Van Zandt County, Texas.