

Deed Restrictions for Dogwood Place

1. No temporary structures or shacks shall be permitted on the property at any time.
2. Mobile homes are allowed and must be at least 1600 square feet.
3. Grantee may not subdivide, grant or convey any portion of the property into less than (2) two acre tracts.
4. Burning of rubbish, grass or brush must be approved by the local volunteer fire department.
5. No trash, ashes, garbage, or other refuse may be thrown on, or dumped on any property and no property shall be used or maintained as a dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers. All equipment for the storage and exposure of such material shall be kept in a clean and sanitary condition.
6. Grass and weeds on each property must be kept mowed at regular intervals or as needed.
7. No signs or advertising may be displayed on property, except in the event of sale. There may be one sale sign per tract.
8. Only one residence may be permitted per property. It shall be permissible for up to two outbuildings to exist for the occupancy of domestic animals.
9. No residential structure shall be erected on any tract closer than 30' from any property line.
10. All tracts shall be used for single family residential purposes only. No tract shall be used for multi-family, business, professional, commercial or manufacturing purposes.
11. Public water is available on all tracts. Owners may construct individual water supply systems and well on their tract, provided that no individual water supply system or well shall be permitted on any tract unless such system is located and constructed or equipped in accordance with the requirements of the Texas Department of Health and Water Resources, or any successor thereto.
12. No individual sewage disposal systems shall be permitted on any tract other than approved septic systems as prescribed by the State of Texas and Grimes County, Texas. Under no condition shall any disposal be made that cannot be wholly contained within the boundaries of the tract being served by such systems.
13. No noxious or offensive activity shall be carried out upon any tract nor shall anything be done thereon which may become an annoyance or nuisance to the Owners of adjacent tracts. Each owner or occupant of the property shall keep the property clean and free of trash, automobile and machinery salvage, and shall maintain improvements in a reasonably good state of repair.

14. There shall be no commercial raising and/or feeding operations of any animal on any tract. Horses, cattle, goats and sheep may be kept on any tract, but the tract on which such animals are kept must be securely fenced so that the animals are restricted to their owner's tract: no more than one large animal, defined as : (1) horse, one (1) head of cattle, one (1) sheep or one (1) goat, may be kept on each full one acre of land. Domestic animals such as cats and dogs are permitted. No swine may be kept on any tract.

15. All boats, tractors, travel trailers, motor homes or commercial vehicles that are inoperable or do not have current operating licenses shall not be stored or kept on any tract, except in enclosed garages or storage facilities protected from the view of other owners. Carports will not be considered to be an enclosed structure.

16. Motor homes and travel trailers may be permitted outside ONLY during the construction phase of a land owner's permanent residence. Once construction of a residence is begun, the construction must be completed in twelve (12) months. Motor homes on the property are restricted are restricted to six (6) months unless kept in an enclosed facility.

These restrictions are to run with the land until January 1, 2025. At such time they will expire unless reinstated by the property owners.