

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
WOODSWITCH FARMS ON CR 314
GRIMES COUNTY ANDERSON, TEXAS



- A. The above-described property shall be used for single-family residential farm purposes only. No business of any type or character shall be operated that can be visibly detected from the exterior of the residence, with the exception of normal farm and ranch activities.
- B. The dwelling on the above-described property shall contain not less than
- 1) 2000 sq.ft. single story
 - 2) 2450 sq.ft. two story
- square feet of living space, under cover, exclusive of garage. All improvements shall be finished within one (1) year from commencement of construction.
- C. Only one residence may be constructed on the premises with the exception of one guest cottage or one barn with living quarters of not less than 1,000 sq. ft.
- D. No trash, garbage, or other disposal matter shall be deposited or stored on said premises. Storage shall be contained to a garage or barn.
- E. No trailer, mobile home, manufactured home, or temporary structure, shall at anytime, be permitted or used as a residence.
- F. Architectural control: each proposed building shall be approved by the Architectural Committee (i.e.) elevation, square footage, and construction materials mix). All plans, plot plan, general specifications and description of materials shall be submitted and approved, before construction shall commence. The committee is comprised of two persons, Bruce Johnson and Becky Johnson, or alternate person being named by the committee.
- G. No building shall be set or erected closer than 75 (seventy five) feet from the property line adjoining the road, nor closer than 75 (seventy five) feet from any interior property line.
- H. The property conveyed herein shall not be divided into less than ten acre tracts. Any premises conveyed are to be used for single family residential purposes only (including servant quarters and guest houses).
- I. LIVESTOCK: Defined as large animals (horses, cows, llamas, etc). Small animals (goats, poultry, etc).
- Large animals shall be limited to (1) large animal (horses, cows, etc.) per every two acres. No small animals (goats & poultry, etc.) and no household pets may be bred or maintained for commercial purposes.
For the purpose of a school sponsored program (FFA or 4-H Club) livestock projects will be permitted. Swine will also be permitted.
- J. Firearms: The use of firearms will be limited to shotguns and/or small caliber rifles (i.e.) 22 caliber. The privacy, safety and consideration of adjoining neighbors shall be taken into account when using such firearms. Hunting is prohibited.
- K. The covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2027, at which time said covenants shall expire unless otherwise extended or renewed by the Architectural Committee.

Seller _____ Buyer _____