

Shenandoah Valley Wooded Country Estates

DEED RESTRICTIONS

1. No mobile homes or similar temporary structures nor any shacks, shall be permitted on the property at any time.
2. Grantee may not subdivide, grant or convey any portion of the property into less than 10 acre tracts.
3. The motif and design of the residential buildings, barns and fences on the property must be comparable with the "country setting" and /or old fashioned style. All structures must receive the approval of the Architectural Review Committee before construction can begin.
4. There shall not be , or cause to be, any burning or igniting causing flame of rubbish, grass or brush, without the express consent of the local volunteer fire department.
5. No trash, ashes, garbage, or other refuse may be thrown or dumped on any property and no property shall be used or maintained as 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. Only one Bed and Breakfast sign is allowed. There may be one sale sign per tract.
8. Only one residence may be constructed or permitted per property. It shall be permissible for up to two outbuildings to exist for the occupancy of domestic servants employed by owner. Up to two outbuildings for the purposes of guest houses may be permitted on the property. Barns or storage buildings are permitted and shall be of the same type construction as the home. All buildings must reflect the same style and character of the home.
9. No residential structure shall be erected on any tract nearer than seventy-five feet (75') from any street/road, or closer than thirty feet (30') from any property line.
10. All tracts shall be used for single family residential purposes only (including servant quarters and guest houses), and no tract shall be used for multi-family, business, professional, commercial or manufacturing purposes except as (a) use of the residence as an family atmosphere Bed and Breakfast or (b) the residence of a craftsman or artist that may require additional buildings, with restrictions as to their appearance or use, but one that would enhance the value of the Farm and the community at large. Retail sales to the general public are not permitted from the property.

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11. Owners may construct individual water supply systems and wells on their Tract, provided that no individual water supply system or well shall be permitted on any Tract unless such system is located, constructed and 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, and under no condition shall any disposal be made that cannot be wholly contained within the boundaries of the Tract being served by such system.
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 a 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, goat 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 (1) horse, one (1) head of cattle, one (1) sheep or one (1) goat may be kept on each full two acres 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 and 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 to six (6) months unless kept in an enclosed facility.
17. Any taps for utilities to include electric and water must follow the road and existing easement.
18. If any one or more of the terms or provisions of these restrictions, covenant and easements shall be held invalid or for any reason is non-enforceable, none of the others shall be effected or impaired thereby, but shall remain in full force in effect.
19. These restrictions shall be effective until twenty-five (25) years from the date of recording in Grimes County, Texas, and shall automatically be extended thereafter for successive periods of ten (10) years each; provided, however, that the owners of a majority of tracts may release all of the tracts hereby restricted from any one or more of said restrictions, or may release any tract from any restriction imposed hereby or created by any deed from the owners, or the owners' assigns, on either twenty-five (25) years from the date of recording or at the end of any successive ten (10) year period thereafter, by executing and acknowledging an appropriate agreement(s) in writing for such purpose



