

DEED RESTRICTIONS – 2590 W BLACKJACK RD., AUBREY TEXAS

These deed restrictions are being proposed by the Seller and are intended to be recorded at closing. The purpose of these restrictions is to preserve the residential character and overall quality of the property.

The Seller is open to reasonable input and discussion regarding these proposed restrictions prior to finalizing and recording them. Any agreed-upon modifications will be incorporated into the final version to be executed at closing.

1. The property shall not be subdivided and shall remain a single tract and single-family residence.
2. No mobile home, manufactured home, modular home, tiny home, or prefabricated home may be placed or erected on the property.
3. A workshop is allowed, but no larger than 1600 square feet and of new materials only.
4. No more than two (2) horses, ponies, or donkeys in total may be kept on the property. No Hogs, Pigs, Cattle, or other types of livestock shall be permitted.
5. Fencing must be pipe and cable, pipe and no-climb wire, or wood post or t-post with no-climb wire or slick wire. It must be maintained and in good condition
6. A maximum of 10 laying hens are allowed. The Chicken Coop must be maintained and kept from becoming unsightly.
7. No dog kennel or commercial breeding of animals will be permitted.
8. No recreational vehicle, travel trailer, or motor home shall be used for residential habitation for more than ten (10) days within a one-year period.
9. No Commercial vehicles (such as tractor-trailers) may be parked on the property.
10. No commercial business of any kind will be permitted.
11. No noxious or offensive trade or activity shall be carried on upon the property, nor shall anything be done that is or may become an annoyance or nuisance to the neighbors.
12. No signs, advertisements, billboards, or advertising structures of any kind may be erected or maintained on the property, except for school sports-related signs for a resident child and a For Sale/For Rent sign when selling/renting the property.
13. No antennas or wind turbines shall be erected.
14. No automatic All-Night lighting permitted.
15. No rubbish or debris of any kind shall be permitted to accumulate upon the property, including non-running vehicles, household furniture, or appliances outside, so as to render the property or any portion unsanitary, unsightly, offensive, or detrimental to any other property or to its occupants. All trash shall be kept in sanitary receptacles.
16. All improvements shall be properly maintained by the Owner, and the grass shall be mowed regularly and not to exceed 10 inches in height.
17. These restrictions will remain in force until revoked or released in part by Joel B or Amy Fuller, their heirs or assigns.