

Deed Restrictions – Irvin 80 acres

The 80 acres can only be subdivided one time for single-family dwelling use being a minimum of 20 acres;

No collection of garbage or trash shall be allowed on the property

No commercial hog or animal feed lot operations, or animals kept in excess of 1 animal unit per two acres will be permitted;

Property will not be used as a public/commercial shooting range, i.e. excessive target practicing, for the protection of adjoining property owners;

Hunting is permitted according to state law of Texas.

Construction shall consist of new construction and a minimum residence of 1600 sq. ft. No mobile homes or manufactured homes;

Separate garage building, barns, and any other out buildings shall be constructed of all new materials and will be a harmonious construction, design and color with adjacent single-family residence;

No structure or improvements of temporary nature, nor any trailer, tent, shack, garage, barn, or other out building will be at any time used as a residence or dwelling either temporarily or permanently; No RV shall be used as a residence except for six months while building home;

Construction of any dwelling or other structures shall be completed with reasonable diligence, and in all events shall be completely totally "dried in "meaning all exterior construction is to be completed within six (6) months of construction. No building materials of any kind will be placed or stored on any lot until the owner is ready to begin construction;

Approved septic system will be required. No outside toilets shall be permitted on any lot, with the exception of portable toilets during construction;

BINDING: These restrictions shall remain in forced for 25 years and will be binding upon the property owners, their successors, heirs, or assigns, and such restrictions are for the benefit of all property owners;

SEVERABILITY and validation of any one or more of these restrictions by judgment of any court shall in no way affect any of the remaining portions which shall remain in full force and effect.