

Deed Restrictions

For 24 acres of Tract 2 & 3,
of 179.861 Acres, Brown Samuel P, No. 22, Fayette County;
TBD Wied Rd, Fayette County, Texas

1. All Tracts shall be used for single family residential purposes.
2. No mobile homes, modular homes, manufactured homes for the like shall be permitted on any tract.
3. Each residence constructed on a lot shall contain not less than 1,000 square feet of enclosed and air-conditioned floor living area, exclusive of garage area, porches, patios, and carports.
4. Any residence constructed or other permanent structures are to be completed within one year from the start of construction. Temporary facilities such as travel trailers and motor homes may be utilized during the construction period. Following the completion of construction those temporary facilities such as travel trailers and motor homes may be utilized during the construction period. Following the completion of construction those temporary facilities such as travel trailers and motor homes may be stored upon the property so long as they are not used as a residence.
5. Outbuildings used in construction with residential use of the lots is permitted. All outbuildings including detached garages, workshops, and barns must be of good construction and kept in good repair.
6. No commercial feedlot type operations, commercial swine operations, commercial poultry operations, or commercial kennel operations shall be permitted on the premises.
7. No further subdividing of tracts 12 acres or less shall be permitted.
8. No individual sewage-disposal system shall be permitted on any lot unless the system is designed, located and constructed in accordance with the requirements, standards and recommendations of Fayette County, Texas and shall comply with all state and county laws and regulations. Approval of the system as installed shall be obtained from the proper authority.
9. Enforcement of Restrictions – Violation of these restrictions will be resolved through a proceeding at law and all expenses, including attorney fees, shall be paid in full by the party violating these restrictions in the event the party bringing such suit prevails.