

# TRACTS 1-5, CR 2815/CR 2840

## A1278 D KANE DEED RESTRICTIONS

The subject property is taken by Grantee subject to the following restrictions, which Grantor and Grantee agree shall be binding.

1. Only single family homes, manufactured (pre-manufactured) or modular homes must be greater than a single-wide and built by HUD Code, cannot be greater than two years in age, and installed according to the Texas Manufactured Installation Standards (no tiny homes);
2. All residential dwellings shall have a minimum of 1,400 square feet under roof;
3. All structures must have a 300 foot setback from the front of the property;
4. Once construction begins on a structure, it must be completed within twenty four months;
5. No RV parks shall be allowed on the property;
6. No auto or junk yards or anything with the appearance of shall be allowed on the property;
7. No gun ranges shall be allowed on the property;
8. No feed lots, chicken farms or pig farms shall be allowed on the property;
9. No landfills shall be allowed on the property;
10. No hazardous chemical and/or illegal or dangerous substance dumping shall be allowed on the property;
11. No marijuana plants will be allowed to be grown, harvested, processed, stored, or sold or traded on the property should medical or recreational marijuana become legal in Texas;
12. The property cannot be subdivided; and
13. No commercial use of the property shall be allowed.

AGREED TO AND ACCEPTED BY:

GRANTOR:

GRANTEE:

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