

AMENDED RESTRICTIONS


McClendon Estates an addition in Parker County, Texas, recorded in Cabinet F. Slide 90, of the Map and/or Plat Records, Parker County, Texas

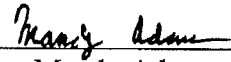
These Restrictions are to modify the current restrictions recorded in Volume 1859 Page 703, Volume 1933 Page 1689 Real Records, Parker County, Texas and County Clerk's File No. 202205539, of the Official Public Records, Parker County, Texas, as it pertains to the above referenced plat.


1. No Commercial activity such as Swine Farming, Poultry Farms, Feedlots and/or Kennels will be permitted. Animals for Ordinary Farm & Ranch Operations or Personal use such as 4-H or FFA projects are permissible.
2. Livestock is permitted on all tracts, but limited to three (3) large animals
3. No Excavation for Sand, Gravel, or Rocks other than for personal use on owner's land to landscape, build home, and outbuildings or pond construction etc.
4. No wrecking Yards or Storage of Inoperable Equipment. Any and all inoperable vehicles or equipment must be stored inside a building.
5. No Manufactured Homes or Mobile Homes allowed. RVs must be stored 50 feet behind the main residence.
6. No Activity that would pose a nuisance, or noise pollution problem for neighbors.
7. No Noxious or Offensive Activity shall be carried on upon and Tract or within any portion of the property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
8. Barns, stables, storage Buildings, other Outbuildings, and Fences must be constructed ON SITE and the new materials constructed in a skilled workmanlike manner. Perimeter fences must be of material such as Pipe and Net Wire, cedar staves, Barbed/barbless wire, wood or a combination.
9. No Accumulations of Debris, Refuse, Trash. Hazardous Materials or Junk may be placed on or stored on the Property.
10. All Structures must be at least Twenty-Five feet (25') from the public road and may not be closer than Fifty feet (50') from the real back Boundary and Fifty feet (50') from any boundary or Fence Line.
11. The five (5) acre tracts may not be further subdivided. No further subdivision of all parcels going forward into perpetuity.
12. There shall be only one (1) SINGLE FAMILY DWELLING per five (5) acre tract and not less than 2,400 square feet LIVING AREA (which excludes Garages, Carports, Porches, and Breezeways.
13. Attached garages must be of side or rear entry

14. No Structure shall be more than Two (2) stories in height.
15. Residence must consist of a Minimum of 30% Masonry (such as Brick, Stone, Stucco). Hardy board or like material is permissible.
16. All outbuildings shall be of new construction and placed behind the rear of the main residence. Outbuildings shall be no larger in square feet than the airconditioned area of the main residence.
17. All improvements shall be constructed with proper permits from Parker County Texas (Especially concerning Septic Systems, Water Systems etc.)
18. Gated Private entryways are permitted for each tract. Entryways are not to exceed forty (40) feet in width.
19. Any/all restrictions or covenants may be enforced by the Grantors or any Person(s) who purchase one or more Tracts of Land. In the event an Owner(s) violates any of the restrictions, said Owner shall be given 30 days written Notice to correct the violation(s). In the event said violations are not corrected and court proceedings are initiated against the violating Owner(s), the Violators shall be responsible for ALL court costs and attorney fees.

Dated this the 22nd day of June, 2022

Signed By 
Bryson Adams, Owner

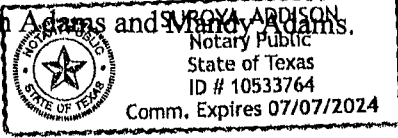
Signed By 
Mandy Adams, Owner

Signed By: 
David L. Linehan, predecessor in Title

Signed By 
Barbara L. Linehan, predecessor in Title

STATE OF TEXAS §
 §
COUNTY OF PARKER §

This instrument was acknowledged before me on this the 22nd day of June, 2022, by
Bryson Adams and Wandy Adams.

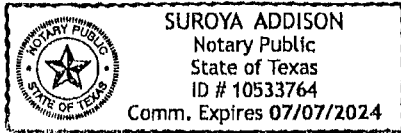


Suroya Addison

Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF PARKER §

This instrument was acknowledged before me on this the 22nd day of June, 2022, by
David L. Linehan and Barbara L. Linehan.



Suroya Addison

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Reunion Title of Texas, Inc.
5060 East I-20 Service Road South
Willow Park, TX 76087

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

202223734
06/22/2022 03:58:04 PM
Fee: \$34.00
Lila Deakle, County Clerk
Parker County, Texas
RESTRICT