

DROVER'S RIDGE

Block 1, Lots 1-4,
an Addition to Parker County Texas
according to the Plat thereof recorded in
Cabinet F, Slide 254 of the Plat Records of Parker County Texas

DEED RESTRICTIONS

The following covenants, conditions and restrictions shall run with the title to the land and be binding on the Grantees, their heirs, successors, and assigns:

1. Primary Residence must be a site built single-family dwelling and shall contain at least 2000 square feet of air-conditioned/heated living area. No residential structure shall be more than two (2) stories in height. All residential construction, improvements, or structures shall be of new material and at least 30% masonry or stone. Metal structure homes are permitted, and each shall contain at least 36-inches of masonry or stone wainscoting all the way around the structure.
2. Up to one (1) secondary single family dwelling (such as guest house, Mother-in-Law home) is permissible on each Lot; residence shall be site built and construction of same materials as Primary Residence.
3. Barns, stables, storage buildings, workshops, or other outbuildings are permitted in addition to a main home. All outbuildings shall be built on-site and designed/constructed in a style and manner that corresponds with the architecture and materials of the primary Residence. No outbuilding shall exceed thirty (30) feet in height at the peak.
4. Any residential or secondary outbuilding with a plumbing system shall be tied into a sufficient, well-installed septic system with adequate lateral lines for the size/use of the building. The septic system shall be installed in compliance with the Parker County Texas Permitting Department.
5. No building shall be located closer than 75-feet to any front street or private ingress/egress easement and 50-feet to any side or rear boundary line.
6. All permanent fencing located in the front or road side of the property must be pipe with top rail and no-climb wire or barbless wire, and cedar staves. Chain link, barbed wire, and stockade privacy fences are not permitted.
7. Normal household pets such as dogs and cats are permitted. All dogs shall be contained by fence – dogs will not be allowed to run or walk freely in Drover's Ridge.
8. Livestock is permitted but limited to two (2) large animals per acre, with the definition of 'livestock' being cattle, horses, goats or sheep.
9. Manufactured housing, modular housing, mobile homes, are NOT permitted. Motor homes, campers, travel trailers, any trailer with 'living quarters', may not be used as long term (greater than 6-months) or permanent housing. No modular buildings whatsoever shall be 'moved' onto the property, ALL homes and outbuildings shall be built on site.
10. No swine, poultry, dairy, goat, or canine operations/farms permitted. No feed lots are permitted. No boarding facilities are permitted.

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11. No Junk yards, salvage yards, storage of inoperable equipment, or "cars on blocks", or other uses that would create a nuisance or be an eyesore to other landowners and the general public is permitted.
12. No accumulation of debris, refuse, trash, hazardous materials, or junk may be placed or stored on the property.
13. No excavation for sand, gravel or rocks other than for personal use on owners Lot to landscape, build home and/or outbuildings.
14. No discharge of firearms on any property under 10-acres is permitted in an unincorporated county subdivision per Parker County Texas Ordinance #ORD09-08, stating that exception being for protection of personal property, self-defense, livestock and varmint extermination.
15. Access road "Drover's Trail" off paved county road is a 30-foot wide private ingress/egress easement used and owned by all Drover's Ridge Lot owners for rights of ingress/egress only. The easement shall be maintained in a safe and usable condition for all weather access. Vehicles shall not be driven at a speed greater than posted, or that is reasonable and prudent for the easement condition. The cost and expense of maintaining the Drover's Trail easement shall be divided equally between Lot owners.
16. Entry gate is for the benefit and use of all Drover's Ridge Lots. The electronic gate mechanism shall be maintained in an operating condition at all times. The cost and expense of maintaining the Entry Gate and electronic mechanism shall be divided equally between Lot owners.
17. All Lot driveways off Drover's Trail must have a minimum 18-inch culvert installed to maintain drainage. Each lot owner is responsible for maintaining the free flow of drainage of water through the bar ditch.
18. All new utility lines/services for Lots 1-4, Block 1, Drover's Ridge shall be underground only.
19. Lots 1-4, Block 1, Drover's Ridge shall never be subdivided.
20. It is expressly agreed that in the event a covenant, condition, or restriction herein listed above, or any portion thereof, is found to be invalid or void, such invalidity or void ability shall in no way effect any other covenant, condition, or restriction.
21. Any/all restrictions or covenants may be enforced by the Grantor, or any person(s) who purchase one or more Lots of Drover's Ridge. In the event any 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 violation(s) is not corrected and court proceedings are initiated against the violating Owner(s), the violator(s) shall be responsible for ALL COURT COSTS AND ATTORNEY FEES.

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Agreed to and accepted by Grantee this _____ day of _____, 20____.

Signature: _____

Printed Name: _____

Signature: _____

Printed Name: _____