

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 179055

ERecordings-RP

RESTRICTIONS

Recorded On: September 29, 2021 01:04 PM

Number of Pages: 5

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" Examined and Charged as Follows: "

Total Recording: \$42.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 179055  
Receipt Number: 20210929000508  
Recorded Date/Time: September 29, 2021 01:04 PM  
User: Kraig T  
Station: Station 25

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

320528

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

### **RESTRICTIVE COVENANTS**

These Restrictive Covenants are entered into by the undersigned, being the owners of the following described Property:

Lots 1 thru 29, Block A; and Lots 1 thru 4, Block B, the Hills of Pilot Point, an Addition to the City of Pilot Point, Denton County, Texas according to the Map or Plat thereof recorded in County Clerk's File Number 2021-90, of the Map and/or Plat Records, Denton County, Texas.

The undersigned do hereby approve and adopt the following covenants and restrictions:

1. No commercial or industrial use allowed.
2. No pre manufactured homes.
3. No outside storage or inoperable or junk vehicles, trailers, or RV's.
4. Prohibited sale or transferring of property to a government agency for public use.
5. All exterior walls of residence shall be of fire-resistant material.
6. All accessory building shall be of same construction type as main building.
7. Minimum 2500 living square footage.
8. Minimum 2 car garage.
9. No front entry garage.
10. Minimum 300 lb. composition roof.
11. All roof colors must be approved by developer.
12. Roof pitch must be 8\12 or greater.
13. No visible antennas.
14. No visible clotheslines.
15. Minimum of 9' plateline.
16. Builder to provide dumpster on property thru duration of construction.
17. Builder must keep project clean of blowing debris.
18. Builder is responsible for all damage to water and sewer taps.
19. All homes must be landscaped with shrubs, grass and trees in front yard.
20. Gutters are required on all homes.
21. No toys or play equipment may be stored in front or side yard. This includes but not limited to: trampolines, swing sets, or tree swings.
22. All concrete driveway to main structure.
23. Minimum of 75' front building setback.
24. No accessory building closer than 20' to any property line.
25. No swine allowed.
26. No chickens or fowl allowed.

27. No sheep allowed.
28. No goats allowed
29. No. breeding operations.
30. Large animals allowed are horses or cattle.
31. Only one large animal per ¼ acre.
32. No fences allowed in 75' front setback.
33. All fences to be pipe & cable or wrought iron.
34. All culvert ends to be sloped and concrete.
35. All building plans & materials to be approved by developer.
36. All builders to be approved by developer.
37. All exterior fencing must be painted black.
38. In Block B, Lot 1 may have an 8' screening fence on its South and East property line. Lots 2&3 may have an 8' screening fence on east property line and Lot 4 may have an 8' screening fence on its North and East property line.
39. No buildings may be put on property until main structure is built.
40. No more than two outbuildings on property without developer permission.
41. No above-ground swimming pools.
42. All dogs must be contained on property.
43. No yard signs permitted except Realtors for sale, Builders and political during election.
44. All other City of Pilot Point ordinances are n full effect.

All of the hereinabove set out restrictions, reservations and covenants are to run with the land and shall be binding on all future purchasers, their heirs, assigns, and successors, and all persons claiming under them, or until such time as the majority of the then owners of the hereinabove described real property agree to change said restrictions, reservations and covenants in whole or in part, by agreement signed by the majority of the then owners of said land, and filed in the Official Public Records of Denton County, Texas.

EXECUTED this 24 day of Sept, 2021.

F.M.B. PROPERTY HOLDINGS, LLC,  
a limited liability company

BY:   
FREDDY VEST, MANAGING MEMBER

BY:   
MIKE FRITZ, MANAGING MEMBER

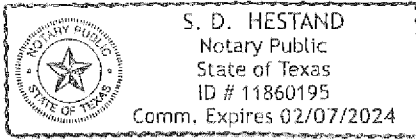
BY:   
CLARENCE (BUSTER) CHANDLER,  
MANAGING MEMBER

STATE OF TEXAS )

COUNTY OF DENTON )

Before me, the undersigned, on this day personally appeared FREDDY VEST, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of F.M.B. PROPERTY HOLDINGS, LLC, a limited liability company, as its MANAGING MEMEBER, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27 day of Sept, 2021.



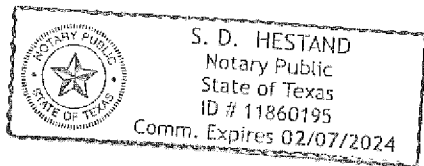
[Signature]  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

STATE OF TEXAS )

COUNTY OF DENTON )

Before me, the undersigned, on this day personally appeared MIKE FRITZ, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of F.M.B. PROPERTY HOLDINGS, LLC, a limited liability company, as its MANAGING MEMEBER, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 24 day of Sept, 2021.



[Signature]  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

STATE OF TEXAS )

COUNTY OF DENTON )

Before me, the undersigned, on this day personally appeared CLARENCE (BUSTER) CHANDLER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of F.M.B. PROPERTY HOLDINGS, LLC, a limited liability company, as its MANAGING MEMEBER, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29 day of Sept, 2021.

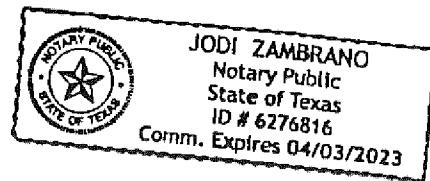
*Jodi Zambrano*

Notary Public, State of Texas

My commission expires: \_\_\_\_\_

PREPARED IN THE OFFICE OF:

ADAMS, BENNETT, DUNCAN & HENLEY  
2745 Wind River Lane  
Denton, Texas 76210  
Phone: (940)566-6221  
Fax: (940)566-4977



AFTER RECORDING, RETURN TO:

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