

DEED RESTRICTIONS
Spillway Rd Winona, Tx 75792

1. No house trailers, mobile homes, prefab, or modular homes will be permitted as a residence on any property nor shall any structure of a temporary character be used at any time as a residence.
2. Each residence shall contain not less than 1600 square feet exclusive of porches and garages. All material must be new or like new, and of a permanent type, built upon a concrete slab foundation.
3. The exterior construction of each dwelling shall be of at least 40% brick, brick veneer, stone, stone veneer, concrete siding or combination thereof.
4. All buildings or structures erected or maintained on any property must have the exterior completed within six (6) months after ground breaking, and completed house within twelve (12) months.
5. The number of livestock allowed on each lot shall not exceed 1 per acre owned. Livestock include horses, cattle, mules, donkeys, goats and sheep. No swine or hogs are permitted except for one or two as needed for school projects and teaching. All animals shall be maintained and cared for. Animals which create odor or excessive noise will not be permitted.
6. No commercial poultry production or operations shall be allowed or conducted on said property.
7. No automotive wrecking yards or commercial feeding operations.
8. All driveways must be made of an all-weather material.
9. Only one residential dwelling and one workshop, with a 600 square foot minimum, will be permitted per tract.
10. No junk or abandoned cars or wrecking yard will be permitted, nor will any property be used for dumping trash or garbage.
11. No noxious or offensive trade or activity shall be carried on any property, nor shall anything be done which may be or become an annoyance, nuisance or danger to others.
12. No subdividing of the land to create a tract less than 10 acres.
13. No residence or property shall be used as a base for a business or commercial enterprise such as bird farms (emu, ostrich, etc.) excluding small in-home activities for supplemental income.
14. No dwelling shall be located on any tract nearer than 50 feet from the front tract line or nearer than 20 feet to any side tract line, or 20 feet from the rear tract line. Two contiguous tracts owned may be treated by the Grantee as one tract with no setback line on either side of the side boundary common to both tracts.
15. Invalidity of any one or more parts or part of these restrictions shall in no way affect any of the other provisions or parts of provisions which will remain in full force and effect.
16. These restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon devisee, purchaser or otherwise, and any

person, by the acceptance of title of the hereinabove described property, shall therein agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

17. If any person shall violate or attempt to violate any of the restrictions and covenants herein, it shall be lawful for the grantors herein, or any other owners of tracts of land affected or interested in these restrictions, to prosecute proceedings at law or in equity against the person or persons violating or attempting to violate any such restrictions and covenants, either to prevent him or them from doing, or to correct such violations, or to recover damages or other relief from such violation.