

## DECLARATION OF COVENANTS AND RESTRICTIONS AND/OR DEED RESTRICTIONS

### **Declarations and Restrictions for Northpark Subdivision, as recorded in Volume 7, Page 136, of the Real Property Records of Navarro County, Texas.**

The conveyance contemplated hereunder will be made and accepted subject to any and all covenants, conditions, and restrictions, if any, relating to the property, but only to the extent they are still in effect, shown of record in Navarro County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other government authorities. The contemplated conveyance will also be made and accepted subject to the following covenants, conditions and restrictions:

1. **All lots shall be used for residential purposes only.** Only one detached single family dwelling is allowed per lot.
2. No residential dwelling shall contain less than 1100 square feet of floor space. "Square footage of floor space" excludes porches and open or closed carports or garages. Such square footage as that amount of area contained in dwelling space only. Site built homes or new double wide manufactured (mobile) homes or industrial (modular) housing will be allowed on tract. All construction must be approved by seller. All construction including barns and outbuildings must be completed within 180 calendar days of the date construction commences.
3. The tract is designed as residential, and shall be used primarily for that purpose. If the owner does conduct any business activities from the property they shall not interfere with the residential quality of the neighboring property.
4. **All homes must be place no less than 100 feet from the road with front door facing the street.**
5. **No tires, concrete blocks or other unsightly items shall be placed on roofs.**
6. **No signs except 3"x 2" standard real estate sign if home is for sale.**
7. No Debris, inoperative or junk motor vehicles/equipment will be allowed to remain on the property in open view. All vehicles must have a current valid registration and inspection sticker. No wrecked cars allowed.
8. This tract shall not be used as a dumping ground for rubbish, trash, garbage or any from of waste, including but not limited to hazardous wastes, toxic waste, chemical wastes or industrial byproducts.
9. All construction exterior including barns and outbuilding must be completed within 180 calendar days of the date construction commences with completion of interiors to follow within 12 months.
10. All structures or outbuildings such as garages and storage buildings must be at least the equal quality of the home. All structures must be anchored. No used home shall be moved to any area of Turtle Creek. No home shall be constructed by the owner unless he is a recognized and experienced builder of homes.
11. Fences will be constructed of wood, chain link or other industry standard or ranch fencing material. Sheet metal fences will not be allowed.
12. No structure of temporary character, recreational vehicle, tent, shack, garage, or other out building shall be used on any lot at any time as a residence, either temporarily or permanently.

13. Lot owner shall obtain a private sewage facility license from the Navarro County Environmental Services Department for each lot. All driveway culverts shall be installed in accordance with the policies of Navarro County.

Home site cannot be subdivided into less than two acre parcels.

14. No tinfoil, cardboard or other unsightly materials in windows, only standard residential shades or blinds.

15. All lots must be kept mowed to at least 8 inches or below.

16. All residents must subscribe to a trash service. No trash cans left on street except on pickup day. No burning of trash..

17. No noxious or offensive activities permitted, or any activity which creates excessive noise or becomes an annoyance or nuisance to the neighborhood.

18. Farm animals allowed on lots or more than two acres. No animals may run free, they must be leashed or inside a fence. Lots two acres or more may keep farm animals within fenced area. Livestock and poultry shall be permitted as specified: One large animal per 2.0 acre and no more than 12 fowl per tract. No more than four emus or ostrich on any tract. No more than two sheep or goats per acre. All dogs and pets must be kept inside land owner property.

19. No dog kennels or commercial breeding allowed.

20. All personal items such as mowers, tools, bicycles, boats, etc., shall be stored inside a building or completely enclosed behind a sight proof fence.

21. No parking on street.

22. All driveways must be gravel, asphalt or concrete.

23. The CCR's set forth herein may be enforced by adjoining landowners by action in the appropriate Court of Navarro County but only after 30 days of written notice of an alleged violation of these CCR's to the landowner.

24. The developer is exempt from all restrictions during development and sales period. The developer has full authority to remove any structure that does not meet the Restriction requirement after giving ten (10 days written notice. The removal is at the purchaser's expense.

25. This tract shall not be used as a dumping ground for rubbish, trash, garbage or any form of waste, including, but not limited to, hazardous wastes, toxic wastes, chemical wastes, or industrial byproducts.

The covenants, conditions, and restrictions set forth herein may be enforced by Seller or any landowner in the Subdivision of which the Property is a part by action in the appropriate Court of Navarro County,

but only after 30 days of written notice of an alleged violation of these covenants, conditions, and restrictions to the landowner. The term of these covenants, conditions, and restrictions are to run with the land and are to be binding on all persons in title to the tract, in whole or part, for a period of twenty (20) years from the date of this deed, after which time they shall be renewed automatically for successive periods of ten (10) years unless changed by agreement of 80% of property owners in the Subdivision of which the Property is a part with one vote per tract.

The developer is exempt from all restrictions during development and sales period.

Buyer \_\_\_\_\_ Buyer \_\_\_\_\_  
Date \_\_\_\_\_ Date \_\_\_\_\_