

128014

DEED RESTRICTIONS
FOR
QUAIL RIDGE ~~CR~~ Creek
McLENDON-CHISHOLM, TEXAS
ROCKWALL COUNTY

- Article I All lot requirements and construction shall conform to the City of McLendon-Chisholm Comprehensive Zoning Ordinance of 1982 and the Quail Ridge Deed Restrictions. ~~CR~~ Creek
- Article II No mobile homes shall be allowed either temporarily or permanently.
- Article III No tract of land as deeded can be divided or subdivided into a smaller tract.
- Article IV Only one main residence, no more than two stories in height, and its related outbuildings shall be permitted on each lot. Buildings shall be single family dwellings and used for residential purposes only.
- Article V No structures such as travel trailers, tents, garages or other outbuildings shall be used as a residence either temporarily or permanently.
- Article VI Dwellings shall be at least 2000 square feet and of new construction, exclusive of open or screened porches, terraces, patios, driveways, carports and garages. The exterior shall be constructed of 80% brick. Plans of all outbuildings shall be approved by developer before construction.
- Article VII All dwellings must be completed within 6 months of starting of construction and all outbuildings must be completed within 90 days of starting construction.
- Article VIII There shall be no garages opening to the front of any dwelling. All garages or carports must be attached to the rear or side of the house leading from the road.
- Article IX Driveways shall be constructed of concrete.
- Article X Dwellings shall be erected at least 100 feet from the front property line and at least 100 feet from the side property line with variances approved by the developer.
- Article XI No storage or outbuildings shall be located in front of any residence.

Addendum to PLAT!

- Article XII No large animals per lot will be allowed. No person shall keep or allow hogs or swine or goats on any said lot.
- Article XIII No animals, livestock or poultry of any kind shall be raised, kept or bred for commercial purposes. No kennels shall be allowed.
- Article XIV No noxious or offensive activity shall be carried on upon any property and all motor vehicles shall be properly muffled so as not to annoy, disturb, or create a nuisance to neighbors.
- Article XV All vehicles must have a current license, inspection sticker, be operable and in good condition. No wrecked or junk cars shall be allowed on any lot. No trucks, buses, motor homes, travel trailers or boats shall be parked in front of any residence.
- Article XVI All property shall be kept in a neat and orderly manner with articles for storage contained in a barn or other outbuildings. No lot shall be used or maintained as a dumping ground for rubbish or trash. All garbage or other waste shall be kept in sanitary containers and disposed of in a proper manner.
- Article XVII In order to keep the area in a neat manner and eliminate nuisances such as insects, mice, snakes, etc., owners must keep properties mowed. If an owner fails to do so, the developer has the right to mow the property for the purposes stated above, at the owner's expense.
- Article XVIII Each lot shall have a properly sized culvert installed according to State Regulations.
- Article XIX Easements for installation and maintenance of all utilities are reserved as shown on the recorded plat. No utility company authorized to use these easements will be liable for damage to trees, shrubbery, flowers or property situated within these easements.
- Article XX No signs of any kind shall be allowed on any lot, except for one sign not more than five feet square, advertising the property for sale or rent, or by the builder during construction.
- Article XXI Purchase of a lot does not permit an owner any privileges to trespass on any other lots without approval of the owner.

- Article XXII The developer is in no way to be held responsible or libel for damage or injury to any person or thing on any of the properties of the acreage in the Quail Ridge Addition.
- Article XXIII Invalidation of any one of these restrictions by judgment or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.
- Article XXIV Any violation of these deed restrictions will result in a penalty of \$100 per day until said violation is corrected.
- Article XXV The developer at his discretion may permit variances to these deed restrictions in individual cases.
- Article XXVI Upon purchase of a home in this Quail Ridge ^{Creek} Addition, purchaser must give a signed copy of Deed Restrictions and Homeowners' Association documents to developer at closing.
- Article XXVII The purchaser must abide by provisions in the Homeowners Association and pay his current dues, subject to a lien on his house.
- Article XXVIII The conditions and restrictions of this declaration shall run with and bind the land, and shall inure to the benefit of, and be enforceable by, the developer or owners of any lot subject to this declaration, unless amended as provided herein. These conditions and restrictions shall run for a period of 20 years from the date they are recorded, after which time said conditions and restrictions shall be automatically extended for successive periods of 10 years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said conditions and restrictions in whole or in part.

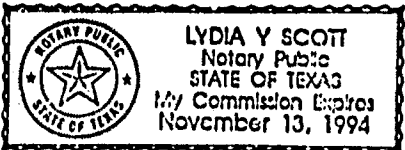
I hereby agree to abide by these deed restrictions:

PURCHASER: *Jim Beck*

WITNESS: _____

DATE: _____

SUBSCRIBED & SWORN TO BEFORE ME THIS 29
 OF April, 1993
Lydia Y Scott
 NOTARY PUBLIC
 ROCKWALL COUNTY, TEXAS



FILED FOR RECORD 29th DAY OF April, A.D., 1993 at _____ M.
 RECORDED 3rd DAY OF May, A.D., 1993
 PAULETTE BURKS, COUNTY CLERK, ROCKWALL COUNTY, TEXAS.
 BY: *Ann Steger*, DEPUTY