

Restrictions

Cotton Ridge Estates

This conveyance is made subject to all easements and restrictions of record in the McLennan County Deed Records and also the following restrictions:

1. One dwelling shall be built on each tract of land and such tract shall not be further subdivided or decreased in size. Blocks 3 and 4 may be subdivided by Developer, James and Laura Ward, exclusively.
2. This property shall be used for residential purpose only. None of the property described herein shall be used for commercial business or for commercial livestock or poultry. No large animals such as horses, cows, pigs, goats, or sheep shall be kept on any of the premises covered hereby. Normal household pets are allowed. Kennels or breeding of animals for business purposes is forbidden.
3. No existing structure shall be moved onto this property. No house trailer, mobile home, tent, shack, box dwelling, garage barn, outbuilding, hut, or temporary structure shall be used as a residence temporarily or permanently on this property.
4. All building materials shall be of industry accepted standards and uniform in nature. All blueprints and specifications for such construction shall be approved in writing by Developer herein or his trustee prior to the beginning of construction.
 - A. The exterior wall covering is to be 75% masonry unless approved in writing by Sellers. Exceptions may be made for materials such as cedar and redwood.
 - B. Fences are to be approved by Developer. There will be no fence of any type, enclosing the front yard.
 - C. Time of construction shall not exceed (9) months. This includes the cleanup up building materials and debris.
 - D. Any outbuilding shall be approved in writing by the Developer.
 - E. All garages must be side entry or rear entry.
5. The living area of any dwelling on this property shall contain a minimum of 1500 sq. ft. exclusive of all garages, porches, breezeways, terraces, patios, stoops, and unfinished areas.
6. Construction shall have a minimum front set back live of 50 ft. and a side set-back live of 15 ft. from such property boundaries.
7. The natural beauty of the land shall not be marred or obstructed in any way by accumulations of trash, buildings, materials; wrecked, partially stripped, or abandoned vehicles, out buildings, brush piles, earth, stone, or other such accumulations of material.
8. These restrictions shall run with the real property and shall be binding on all parties having any title or interest in and to the above described property or any part thereof and their heirs, successors, and assigns and which restrictions covenants and conditions shall insure to the benefit of each owner thereof.
9. The said property shall not be used for any business, commercial, or industrial purpose or activity; no signs, billboards, or advertising devises shall be placed on the property or in the right-of-way adjacent to the said property. Property shall be restricted to residential use and purpose only.
10. Said property shall not be used or maintained as a dumping ground for rubbish, trash, or garbage. No garbage cans or refuse containers shall be placed or permitted to remain at the front of a dwelling either within the street or upon the lot except on those days scheduled for garbage and refuse collection.
11. All driveways should be paved with asphalt, concrete, or other hard surfaces approved by Developer.
12. Commercial tractor trucks and trailers will not be allowed to park in driveways or in the streets of the subdivision.
13. The landscape of the property should be kept maintained in such a manner as not to become unsightly by reason of unattractive growth. Seasonal decorations should not exceed two weeks after the specific holiday.
14. Any structure which may be destroyed in whole or part by wind or fire must be rebuilt or all debris removed so the lot is restored to a sightly condition with reasonable promptness, provided 60 days.

958 2 656000000 000
MCC 2004000959 2 998

Cotton Ridge Estates is subject to all rules and regulations of the city of Moody, Texas.
Witness our hands, this the _____ day of _____, 2004.

James M. Ward
James M. Ward

Laura S. Ward
Laura S. Ward

State of Texas:
County of McLennan:

This instrument was acknowledged before me on the 6 day of Jan. 2004, by James M. Ward and Laura S. Ward.

Carol Ann Hawn
Notary Public, State of Texas



Restrictions approved for filing by city council, city of Moody, McLennan County, Texas, on the _____ day of _____, 2004.

Mike Aitch
Mayor
Charleen Dowell
City Secretary

James Ward
5560 Eddie Gatesville Parkway...
Moody TX 76557

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

J.A. "Andy" Harwell

2004 JAN 09 11:25 AM 2004000959
BRIDGES \$11.00
J.A. "ANDY" HARWELL, COUNTY CLERK
MCLENNAN COUNTY, TEXAS