



1. No tract, as surveyed may be further subdivided
2. Only one single family residence per tract. Garages, carports and other residential related out buildings are permitted. Commercial use of the property is prohibited
3. Manufactured homes are permitted, may not be older than four years from lot purchase date. Permanent skirting must be attached to the manufactured home within sixty days of installation on the lot.
4. All plumbing shall be connected to a septic system installed in accordance with the State of Texas and Atascosa County Health regulations. No outside toilets shall be erected, placed or used on any lot/tract, except the portable toilets may be placed temporarily while construction of improvements is in progress.
5. Travel trailers and/or fifth wheels may not be occupied as a permanent residence, however may be occupied as a temporary residence during the construction of a new main residence. No camps, tents, shacks or any structure of a temporary nature may be maintained at any time as a residence.
6. No building or other structure shall be occupied or used until the exterior thereof is completely finished. The exterior of all structures shall be completely finished in no more than six months (6) after the date the foundation is commenced.
7. No tract shall be used or maintained as a dumping ground for rubbish or storage of hazardous chemicals. Trash, garbage and other waste shall be kept in sanitary containers.
8. All areas within thirty (30 ft.) feet must be kept free of all trash, debris, equipment, structures and parked or immobile vehicles.
9. No inoperative vehicles shall be stored or kept on any Tract except for one vehicle in an enclosed garage. No automobile, truck trailer, boat, or other vehicle shall be abandoned on any tract.
10. No animals will be bred or raised on any tract, excluding up to three animals for the purpose of butchering, 4H or FFA projects or pets. All animals and livestock must be kept and maintained in



a manner such that they do not constitute an annoyance or nuisance to other property owners.
No rooster farms or kennel operations of any kind.

11. Due to safety and Atascosa County regulations, no hunting will be allowed.
12. No tract shall be used for the mining of gravel, sand, soil, cement plants or quarry operations of any kind.
13. Solar panels may be installed if the installation of such panels is in harmony with the design of the primary residence and constructed adjacent to the primary residence.