

JAXON ADDITION LLC

Doc Bk Vol Ps
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DEED RESTRICTIONS

JAXON ADDITION, LLC DOES HEREBY COVENANT AND PROVIDE THAT IT AND ALL PERSONS HOLDING TITLE TO LAND OUT OF 63.21 ACRES TRACT OF LAND SITUATED IN THE S. CASTLES SURVEY, A-1301, LEON COUNTY, TEXAS, SHALL HOLD RESTRICTIONS RUNNING WITH THE LAND, WHICH RESTRICTIONS SHALL RUN IN FAVOR OF AND BE ENFORCEABLE BY ANY PERSON WHO SHALL HEREAFTER OWN ANY OF THE LAND ABOVE DESCRIBED TO-WIT:

1. ALL HOMES MUST HAVE AT LEAST 1,000 SQ. FT. OF LIVING AREA. ALL HOUSES MUST BE BUILT WITH PROFESSIONAL WORKMANSHIP.
2. ALL HOMES, BARNs, OUT BUILDINGS, FENCES, ETC. MUST BE BUILT AND MAINTAINED IN A NEAT, ATTRACTIVE APPEARANCE SO AS TO BE AN ASSET TO PROPERTY OWNERS OF JAXON ADDITION LLC. ANY STORAGE BUILDINGS OR OTHER SECONDARY STRUCTURE WILL BE PERMITTED ONLY IF GIVEN AN AESTHETIC APPEARANCE.
3. ALL BUILDINGS OF FRAME CONSTRUCTION AND FENCES SHALL BE PAINTED WITH AT LEAST TWO COATS OF PAINT AND SHALL BE MAINTAINED WITH ADEQUATE COVER OF PAINT.
4. NO TEMPORARY STRUCTURES, TRAVEL TRAILERS, ECT. WILL BE PERMITTED ON JAXON ADDITION LLC.
5. ALL LOTS SHALL CONTAIN A FIFTY (50) FOOT "SET BACK" LINE FROM THE ROAD EASEMENT.
6. NO IMPROVEMENTS OF ANY NATURE WILL BE PERMITTED TO BE LOCATED ON AN EASEMENT THAT HAS BEEN RESERVED FOR THE USE AND BENEFIT OF THE INHABITANTS OF THE SUBDIVISION.
7. ANY MOBILE HOME TO BE PLACED IN THIS SUBDIVISION MUST MEET F. H. A. SPECIFICATIONS. ALL MOBILE HOMES SHALL BE SKIRTED WITH AN ATTRACTIVE MATERIAL, TO ENHANCE THEIR APPEARANCE, WITHIN 3 MONTHS OF DELIVERY. ALL MOBILE HOMES MUST CONTAIN AT LEAST NINE HUNDRED EIGHTY (980) SQUARE FEET OF LIVING AREA AND BE TWO (2) YEARS OLD, OR NEWER, MODEL WHEN INSTALLED ON PROPERTY.
8. ALL PLUMBING SHALL BE CONNECTED TO AN APPROVED SEPTIC SYSTEM CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE RULES OF LEON COUNTY OR OTHER REGULATORY AGENCY HAVING JURISDICTION.
9. NO JUNK VEHICLES – ALL VEHICLES MUST BE IN RUNNING CONDITION AND HAVE CURRENT STATE INSPECTION.
10. NO TRASH, DEBRIS, CANS, BOTTLES, ETC. OF ANY KIND ON JAXON ADDITION LLC. NO TRASH DUMPING OF ANY KIND. ALL INCINERATORS OR OTHER EQUIPMENT FOR STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN CONDITION.
11. EACH PROPERTY OWNER IS EXPECTED TO MAINTAIN HIS/HER HOME AND LAND IN A NEAT AND ORDERLY MANNER.
12. IF BUYER IS CURRENT ON ALL LAND PAYMENTS AND CLEAN UP OF DEBRIS OR OTHER OBJECTIONABLE MATERIAL IS NECESSARY ON BUYER'S TRACT, SUCH REMOVAL OF DEBRIS, AND TRACTOR WORK OR ANY COST TO RECTIFY DEED RESTRICTIONS SHALL BE THE RESPONSIBILITY OF THE BUYER.
13. NO MINING OPERATIONS OF ANY NATURE SHALL BE CARRIED OUT WITHIN THE CONFINES OF ANY TRACT, PROPERTY OWNERS MAY USE MATERIAL FOUND ON HIS/HER TRACT TO CONSTRUCT ROADS ON HIS/HER TRACT. NO COMMERCIAL MINING OF MATERIALS WILL BE PERMITTED AT ANY TIME.

- 14. NO HARVESTING TO SELL TIMBER ON THIS PROPERTY UNTIL LAND IS PAID IN FULL.
- 15. NO COMMERCIAL SWINE OR COMMERCIAL POULTRY MAY BE KEPT AT ANY TIME WITHIN JAXON ADDITION LLC OR ADDITION THERETO EXCEPT IN RELATION TO FFA/4-H PROJECTS.
- 16. NO OBNOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CONDUCTED UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- 17. NO MORE THAN ONE SINGLE FAMILY, DETACHED DWELLING SHALL BE LOCATED ON EACH TRACT.
- 18. ALL WIRE FENCES MUST BE BUILT IN A PROFESSIONAL WORKMANSHIP.
- 19. IF IT BECOMES NECESSARY TO TAKE THE PROPERTY OWNERS TO COURT, EACH PROPERTY OWNER WILL BE ASSESSED HIS/HER PRO-RATA PORTION (PER ACRE) OF ALL LEGAL OR ATTORNEY FEES TO ENFORCE THIS INSTRUMENT. JAXON ADDITION LLC SHALL NEVER BE LIABLE TO ENFORCE RESTRICTIONS; IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO ENFORCE RESTRICTIONS. JAXON ADDITION LLC SHALL NEVER BE LIABLE FOR PAYMENT OR ANY EXPENSE TO ENFORCE RESTRICTIONS.

Jack Hays
SIGNATURE Jack Hays

February 18, 2016
DATE

Clayton Hays
SIGNATURE Clayton Hays

February 18, 2016
DATE

(Acknowledgment)

STATE OF Texas
COUNTY OF Leon

This instrument was acknowledged before me on the 18th day of February, 2016, by Jack Hays, Clayton Hays



Brandy Matthews
Notary Public State of Texas
Notary's name (printed): Brandy Matthews
Notary's commission expires: December 30, 2019

BUYER

DATE

BUYER

DATE

FILED
2016 FEB 18 PM 4:13
LEON COUNTY CLERK
TAMARA L. BROWN

Filed for Record in: Leon County
On: Feb 18, 2016 at 03:10P
As a Recording
Document Number: 00416899
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By: Ray Kaiser

STATE OF TEXAS COUNTY OF LEON
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly recorded
in the volume and page of the named records of:
Leon County
as stamped hereon by me.

Feb 18, 2016
Christie Hakefeld, Leon County Clerk
Leon County