



The Reserve at Shadle Phase 2 Poolville, TX

Deed Restrictions Pertaining to Property in Parker County, TX

1. No Commercial activity such as; Swine Farming, Poultry Farms, Feedlots. Animals for Ordinary Farm & Ranch Operations or Personal use such as 4-H or FFA projects are permissible.
2. Livestock is permitted on all tracts, but limited to (1) large animal per acre
3. No Excavation for Sand, Gravel, or Rocks other than for personal use on owners land to landscape, build home, and outbuildings or pond construction etc.
4. No wrecking Yards or Storage of Inoperable Equipment. Any and all inoperable vehicles or equipment must be stored inside a building.
5. No Manufactured Homes or Mobile Homes allowed. RVs must be stored 50 feet behind the main residence.
6. No tract may be subdivided without the written consent of developer.
7. No Activity that would pose a nuisance, or noise pollution problem for neighbors.
8. No Noxious or Offensive Activity shall be carried on upon and Tract or within any portion of the property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
9. Barns, stables, storage Buildings, other Outbuildings, and Fences must be constructed ON SITE and the new materials constructed in a skilled workmanlike manner. Perimeter fences must be of material such as Pipe and Net Wire, cedar staves, Barbed/barbless wire, wood or a combination.
10. No Accumulations of Debris, Refuse, Trash. Hazardous Materials or Junk may be placed on or stored on the Property.
11. All Structures must be at least Fifty (50) feet from the public road and may not be closer than Twenty (20) Feet from any Boundary or Fence Line.
12. All Structures much be SINGLE FAMILY DWELLING and not be less than 1250 square feet LIVING AREA (which excludes Garages, Carports, Porches, and Breezeways.
13. No Structure shall be more than Two (2) stories in height.
14. Up to One (1) Secondary Dwelling (such as Guest Home, Mother in Law Home) constructed on each single tract of land is permissible.
15. Residence must consist of a Minimum of 20% Masonry (such as Brick, Stone, Stucco). Hardy board or like material is permissible.
16. All outbuildings shall be of new construction and placed behind the rear of the main residence. Outbuildings shall be no larger in square feet than the airconditioned area of the main residence.
17. All improvements shall be constructed with proper permits from Parker County Texas (Especially concerning Septic Systems, Water Systems etc.)
18. Gated Private entryways are permitted for each tract. Entryways are not to exceed forty (40) feet in width.

19. It is expressly agreed that in the event a covenant, condition, or restriction herein listed above, or any portion thereof, is found to be invalid or void, such invalidity or void ability shall in no way effect any other covenant, condition or restriction.
20. Any/all restrictions or covenants may be enforced by the Grantors or any Person(s) who purchase one or more Tracts of Land. In the event an Owner(s) violates any of the restrictions, said Owner shall be given 30 days written Notice to correct the violation(s). In the event said violations are not corrected and court proceedings are initiated against the violating Owner(s), the Violators shall be responsible for ALL court costs and attorney fees.

Signed By

Bryson Adams

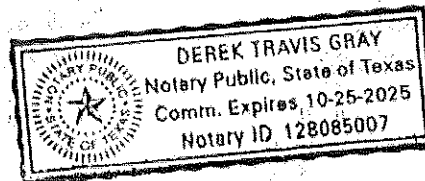
Developer

Date

11-15-22

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State of Texas
County of Parker



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

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11/28/2022 04:44 PM
Fee: 30.00
Lila Deakle, County Clerk
Parker County, Texas
RESTRICT