


RESTRICTIVE COVENANTS AND CONDITIONS

NEELEY ACRES, TRACTS #1, #2, #3 AND #4

1. Declarant / Developer: John F. Neeley
2. No more than two Single Family Residences or one Agriculture Operation shall be considered appropriate use for each tract. No commercial feed lots, commercial bird operations, commercial swine operations shall be allowed. Only light commercial home businesses are allowed.
3. Mobile homes, modular homes, tiny homes are allowed but must be no more than 5 (five) years of age. All homes that are on pier and beam type foundations must be underpinned with new materials within three months of being set on premises. All homes must comply with all HUD requirements.
4. TEMPORARY HOUSING: Motor Homes or RV trailers that are no more than 5 (five) years of age, may be used for up to 1 (one) year for temporary housing while a permanent single-family residence is being constructed. Other than the temporary housing mentioned, no trailers, cargo containers, livestock trailers, tents, or any other temporary type housing shall be allowed on any tract for residential purposes.
5. Any outbuildings, including barns, sheds or storage type buildings must be in good order and built with new materials.
6. All buildings started on a lot or lots must be completed within one year of initial start date and must be built with new materials.
7. No obnoxious or offensive activities shall be carried on upon said lot or lots, nor shall anything done thereon which may be or become an annoyance or nuisance to the neighborhood. This includes but is not limited to: explosive devices or a public or private gun range. Gun users must follow all State laws and Caldwell County laws.
8. No trash or other refuse may be thrown or dumped on any lot or lots.
9. No junk yards and no wrecking yards shall be located on any tract. Two or more vehicles in any state of disrepair placed on any tract for more than two months shall constitute a junk yard, unless said vehicles are kept in an enclosed garage or barn and away from sight of public.
10. SETBACKS: On tract #1, tracts #2 and #3, all buildings or pens must have at least a 40 feet setback from any boundary line. On tract #4 all buildings or pens must have at least a 20 feet setback from any boundary line.

11. All inhabited structures on a lot or lots must adhere to County laws regarding septic systems which will require permits, inspections and fees.
12. FENCING: No privacy type fencing is allowed along any road frontage. All fencing materials used must be new and made with aesthetically pleasing materials. Fencing must not be materials such as shipping pallets, tarps, etc.
13. ROADS, FENCING, ENTRANCES AND CULVERTS: New owners will be responsible for any boundary fencing and new roads from entrances. Any culverts wishing to be installed will be subject to TXDOT requirements.
14. SUBDIVIDING: No lot or tract may be re-subdivided again for a period of 10 years from date of signature of acceptance of these restrictions.
15. All covenants and restrictions will run with any future sales of the land.
16. Declarant retains the right to edit and/or make changes to these restrictive covenants and conditions for Neeley Acres up until a tract has sold and closed and is under new ownership.

Declarant: 
John F. Neeley Date: 5-2-24

Buyer: _____
Date: _____

Buyer: _____
Date: _____