

**NOTICE OF COVENANTS AND DEED RESTRICTIONS  
APPLICABLE TO MORGAN-WOODS ESTATES SUBDIVISION  
ROBERTSON COUNTY, TEXAS**

Pursuant to the Texas Property Code, the undersigned as the owners and developers of Morgan-Woods Estates Subdivision in Robertson County, Texas hereby record these Covenants and Deed Restrictions; and

WHEREAS, the undersigned are the owners and developers of the Morgan-Woods Estates Subdivision desire the subdivision to be developed and enjoyed as a rural residential subdivision; and

WHEREAS, the undersigned are the owners and developers of the Morgan-Woods Estates Subdivision believe that these restrictions and covenants shall provide each owner of property in the subdivision with a clear and consistent way to maintain a rural residential subdivision; and

THEREFORE KNOW ALL MEN BY THESE PRESENTS:

1.

It is the intent of the undersigned owners and developers, their respective heirs and assigns, to follow these restrictions and covenants and to notify all potential buyers of their existence.

2.

The following restrictions and covenants shall run with the land and shall be binding upon all purchasers of property in the Morgan-Woods Estates Subdivision, their heirs and assigns.

3.

No owner of property in the Morgan-Woods Estates Subdivision may subordinate these restrictions and covenants to any lender for any purpose.

4.

The restrictions and covenants are as follows and shall limit the use of the real property in the Morgan-Woods Estates Subdivision as follows:

- a. There shall be no commercial swine, poultry, sheep, cattle, goats or any other commercial livestock;
- b. There shall be no commercial dog, cat, or other domestic wildlife kennels;

- c. There shall be no manufactured houses or mobile homes or trailer houses with a permanent chassis or wheelbase shall be used as a dwelling with the exception of a recreational trailer or vehicle which may be parked or located on the property but shall never be occupied as a residence at any time;
- d. There shall be no mining or drilling operation which requires surface operation, except the drilling of a fresh water domestic well used for a residence;
- e. There shall be no landfill of any kind;
- f. There shall be no salvage or recycling operation;
- g. There shall be no commercial dirt or gravel operation;
- h. There shall be no storage facilities except for a single detached building for the storage of domestic or residential items;
- i. All construction must be new home construction for a single family residence with a minimum square footage of heated and cooled space of 1,600 square feet. The construction must be at least 50 feet from all property lines;
- j. There shall be no business of any kind shall be operated or conducted on the property.

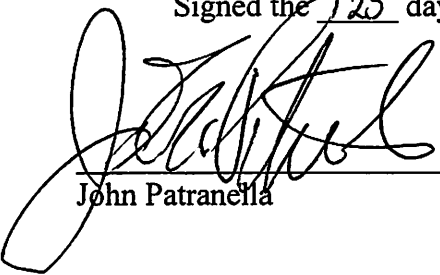
5.

The above restrictions and covenants are limitations on the owners use of the property and may be enforced by injunctive relief by any person with legal standing.

6.

These restrictive covenants and restrictions shall remain in effect unless modified or rescinded as set forth in the Texas Property Code.

Signed the 25<sup>th</sup> day of August, 2015.

  
\_\_\_\_\_  
John Patranella

  
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Sharon Zeig

THE STATE OF TEXAS

COUNTY OF ROBERTSON

This instrument was acknowledged before me on the 25<sup>th</sup> day of August, 2015 by John A. Patranella.

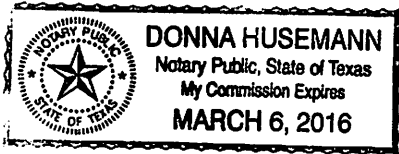


Donna Husemann  
Notary Public, State of Texas

THE STATE OF TEXAS

COUNTY OF ROBERTSON

This instrument was acknowledged before me on the 25<sup>th</sup> day of August, 2015 by Sharon Zeig.



Donna Husemann  
Notary Public, State of Texas