

## Use & Restrictions for 32363 FM 1736 4.181 Acres

1. Single Family Residence. Each Parcel shall be used only for single-family residential purposes and/or for agricultural purposes unless otherwise prohibited herein.
2. Commercial Activity. No retail, industrial, manufacturing, business, multifamily, office building, or mixed-use commercial activity is permitted on any Parcel, other than a home-based business as provided for below. Noxious or offensive activities of any sort, including loud noises or anything done on any Parcel that may be or become an annoyance or a nuisance to the neighboring Parcels, shall not be permitted.
3. Manufactured Housing. Manufactured and/or modular homes are permitted. Recreational vehicles, including motor homes and travel trailers are permitted as long as they are occupied for occasional use but may not be used as a primary residence. All recreational vehicles are to be stored behind the rear line of the main residence.
4. Multi-Family Residence. No apartments, duplexes, mobile home park or other buildings used for multi-family residential purposes may be constructed on the subject property.
5. Home Based Business. Businesses and business activities not specifically excluded elsewhere in this instrument which involve use of space in either the residence or garage are permitted. Home-based businesses are not permitted to have deliveries from or to the subject property using semi-trucks.
6. Storage of automobiles, boats, trailers and other vehicles. No abandoned/non-functional vehicles, boats or trailers shall be stored on the parcels. Personal boats, trailers, and RV's in working condition may be stored on the parcels behind the rear line of the main residence.
7. Noxious and dangerous activities. Any activities that may endanger the health or unreasonably disturb the peaceful enjoyment of other adjoining landowners are prohibited. No toxic chemicals are permitted on the premises.
8. Livestock. Raising of livestock shall be permitted; however, feed lot operations are prohibited. Livestock shall be limited to one (1) animal unit per one (1) acre., excluding household pets raised and housed within the residence. Raising of swine and poultry other than for reasonable personal use or FFA, 4-H and other similar – type projects is strictly prohibited. Any animal and their un-weaned offspring shall be deemed and considered to be a single animal unit.
9. Natural barrier. A natural barrier of wooded growth must remain 6 FT parallel to neighboring fence line to act as a barrier of privacy, noise control and wildlife preservation. Said natural barrier shall be the area within the first 6 FT of the neighboring East property line.