

\*VG-286-2020-25893\*

Grayson County  
Wilma Bush  
County Clerk  
Sherman, TX 75090

Instrument Number: 2020 - 25893

Real Property Recordings

Recorded On: September 24, 2020 09:57 AM

Number of Pages: 4

Parties: WOLF BILLY LEE ETAL

**" Examined and Charged as Follows: "**

Total Recording: \$24.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described Document because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 25893  
Receipt Number: 20200924000066  
Recorded Date/Time: September 24, 2020 09:57 AM  
User: Hailee A  
Station: CLERK05

**Record and Return To:**

RED RIVER TITLE CO  
421 N CROCKETT ST  
  
SHERMAN TX 75090



STATE OF TEXAS  
COUNTY OF GRAYSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Bush  
County Clerk  
Grayson County, TX

## DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made by BILLY LEE WOLF, Trustee of THE BILLY WOLF FAMILY IRREVOCABLE TRUST and Trustee of THE JENNIE WOLF FAMILY IRREVOCABLE FAMILY TRUST ("Declarant") for the purposes herein set forth as follows:


Whereas Declarant is the owner of that certain real property described as Lots 3, 4, 5, 6, 7 and 8 of Block A of OLD TOWN STILES ADDITION, Grayson County, Texas as shown by plat of record in Document No. 2020-127 of the Plat Records of Grayson County, Texas("the property"); and


Whereas Declarant desires to ensure the best and highest and most appropriate use of the property, to guard against the erection of poorly designed structures on the property and to encourage attractive improvements on the property and in general to provide for the development of the highest quality to enhance the value of the investment of Owners of the property and therefore hereby declare that the property is and shall be held, transferred, sold, conveyed and occupied subject to the following covenants, conditions and restrictions:

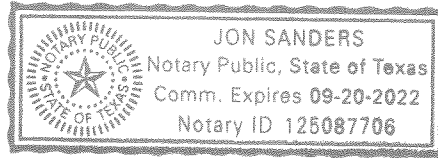
1. All of said Lots shall be known and described as residential lots. No building shall be erected, altered, placed or permitted to remain on any lots, other than detached single-family dwelling not to exceed two stories in height and private or detached garage. Said lots and structures shall be used only as one-family residence and for no other purposes.
2. The minimum floor area of the main structures, exclusive of open porches and garages shall not be less than 1,600 square feet, and shall be constructed with all new materials and shall be at a minimum 40% brick or some exterior or log home. Barndominiums allowed.
3. All roofing material used in construction of any buildings upon any lot will be composition, clay, concrete, tile or metal roof.
4. The main building, garages, out buildings and lateral lines for septic systems shall not be located on any lot nearer than 50' to the road right of way or 20' to the side and rear property lines.
5. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No dirt bikes, motorcycles or any other fuel powered recreational vehicles are to be used on any part of the subdivision, except on county roads.
7. No structure of a temporary character, mobile home, modular home, manufactured home, mobile motor home, trailer, including boat trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence. Travel trailers may be lived in during visible permanent residence construction, for a period not to exceed 12 months.
8. No signs of any kind shall be displayed to the public view on any lot except a sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.
9. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept and no more than one (1) cow, bull, steer, horse or sheep per one (1) acre of land provided that none of the animals allowed are kept, bred, or maintained for any commercial purposes. No keeping of swine or ratite.  
All pets shall be restricted to their own tract of land within the subdivision except for the county roads.

10. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage.
11. No inoperable vehicles of any kind, No boat or boats, motor home or travel trailer, tractor or tractors, trailer or trailers may be parked on the street in this subdivision over night. No vehicle of any size which normally transports inflammatory or explosive cargo may be kept in this subdivision at any time.
12. No antennae, tower or electric generator shall be erected upon any lot for the purposes of radio operation.
13. No heavy industrial uses, including, without limitations, any heavy manufacturing, smelting, rendering, brewing, refining, chemical manufacturing or processing, and rubber or gutta-percha manufacturing uses.
14. No use which violates any statute, rule, regulation, ordinance or other law of any governmental entity, including but not limited to all rules and orders of the Texas Water Development Board and the Texas Water Commission.
15. No professional business or commercial activity to which the general public is invited shall be conducted on any parcel.
16. No material of any nature, involved in construction of any residence in this addition, shall be unloaded in any street, moved to any street, or stored in any street at any time during or after completion of job. All construction shall be completed within twelve (12) months of its commencement date.
17. Permitted Use: Single family residential dwellings.
18. There shall be an easement granted to Two Way Water Corporation and Grayson-Collin Electric Coop., Inc.
19. All waste water treatment systems for each tract, whether septic tanks or otherwise, shall conform to any and all regulations and specification imposed by Grayson county as they presently exist or as they may hereafter be amended. No waste water treatment system or any part thereof shall be located any closer than thirty (30) feet of any side or rear property line of any tract, and fifty feet (50) from the road right of
20. There shall be no vehicle access, either permanent or temporary, to any lot from the East/West County Road known as Orchard Road to include but not limited to Lots 1 and 19.
21. If any person or persons shall violate any or the restrictions and covenants herein, it shall be lawful for any person or persons owning any lot in said subdivision to prosecute proceedings at law or in equity against the person violating or attempting to violate any such restriction and covenant, either to prevent him or them from so doing or to correct such violate any such restriction and covenant, either to prevent him or them from so doing or to correct such violation, or such other relief for such violation as may be borne by the party violating the restrictions by judgement or court order of a court or competent jurisdiction shall in no wise affect an of the other provisions r parts of provisions which shall remain in full force and effect.

Executed by Declarant this 23<sup>rd</sup> day of September, 2020.

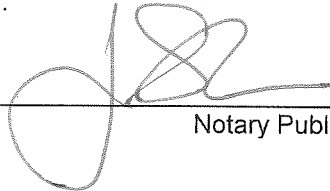
  
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 BILLY LEE WOLF, Trustee of THE BILLY WOLF  
 FAMILY IRREVOCABLE TRUST

  
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 BILLY LEE WOLF, Trustee of THE JENNIE WOLF  
 FAMILY IRREVOCABLE TRUST



THE STATE OF TEXAS  
COUNTY OF Crayson

This instrument was acknowledged before me on the 23<sup>rd</sup> day of September, 2020 by BILLY LEE WOLF, Trustee of THE BILLY WOLF FAMILY IRREVOCABLE TRUST and Trustee of THE JENNIE WOLF FAMILY IRREVOCABLE TRUST.

  
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Notary Public, State of Texas