



**LAVENDER ESTATES  
A SUBDIVISION IN PARKER COUNTY  
DEED RESTRICTIONS  
USE OF LAND**

1. Only one single family residence is to be constructed or permitted on any tract of land. All lots in this subdivision shall be used for single family purposes only.
2. House Design: No vinyl or aluminum siding will be allowed on any residence. All roofs must be constructed with a minimum pitch of 8" rise for 12" run. Builders are not allowed to construct homes using the same elevation design more than twice and must have approval from the Architectural Control Committee in writing.
3. The exterior material of any residence shall be a minimum of 90% masonry or similar construction (stucco, thin veneer stone). Windows, doors, cornices and columns are excluded from this requirement. Cement Fiber (Hardibacker) does not qualify as masonry. Upper floor dormers and chimneys are exempted and may be cedar or cement fiber material. In no event will the undersigned allow log finish or dome type construction. Siding will not be allowed as an exterior finish material except as noted. Any prospective buyer so desiring a deviation from the masonry rule must show need due to architectural design and get permission from the Architectural Control Committee in writing before commencing with any deviation from the masonry rule. Cedar columns and entrances will be allowed but must be approved.
4. All residential dwellings must have a ground floor area of not less than 2000 square feet (any two [2] story residence not to exceed two story in height shall have a ground floor of not less than 1200 square feet) exclusive of garages, open porches, patios, driveways and car ports to be completed within twelve (12) months from start of construction. At least a two (2) car garage; side or rear entry only, front entry garages are not allowed. All houses, or other out buildings must have plans submitted in writing and pre-approved by the Architectural Control Committee. Failure to have plan pre-approved may result in forced removal of all structure at owner's expense.
5. Fences may be constructed on a lot only with a site plan of the proposed fence, including materials list and approval in writing by the Architectural Control Committee. It may not create a safety hazard or create a sight line hazard at any intersection and may not be closer to the front lot line than the back of the residential dwelling. Acceptable fencing for the neighborhood is wrought iron, chain link with metal posts and pipe rail with cable cross section; ALL fencing must be painted black or black powder-coated. **Wood, barb-wire or t-post fencing is strictly prohibited.** Privacy fencing is only permitted around immediate backyard pool area or patio area and may not encompass more than a 50' x 50' area or as necessary to enclose a swimming pool area. Any fence constructed without prior written approval or of prohibited materials will be subject to removal by the Architectural Control Committee.
6. Brick, stone, pipe or other fencing materials must be approved by the Architectural Control Committee and must not exceed 5' in height. All posts must be steel and set in concrete. **PERIMETER WOOD FENCING IS STRICTLY PROHIBITED.**
7. No trade or business of any type shall be carried on upon any lot, nor shall anything be done on any lot which may be noxious or offensive or may become an annoyance or nuisance to the neighborhood.
8. No inoperative or unregistered motor vehicle and/or machinery and/or equipment shall be kept on the property, no commercial vehicles such as buses, motor homes, campers, boats, boat trailers, motorcycles, lawn mowers or any other motorized recreational vehicle other than conventional automobiles shall be stored or parked on a lot other than within an enclosed garage so as to be completely hidden from view.
9. Sign to be displayed (only) advertising the property for sale, lease or rent by the developer, builder or owner, the signs are permitted to be displayed only for the time required to sell, lease or rent, the size of the signs of not more than five (5) square feet.
10. No noxious or offensive activity shall be conducted on any lot nor shall anything be done thereof which may become an annoyance or nuisance within the property or any portion thereof. No swine or poultry of any kind shall be raised, bred or kept on any lot except that total of three (3) dogs, cats or other household pets may be kept; provided that all owners shall control pets by suitable fencing. No kennels of any kind shall be permitted. No animal will be allowed to disturb the peace. No pets will be allowed to roam free on property. No potentially dangerous pets such as snakes, lions, tigers, bears or wolves shall be permitted.

Page 1 of 3

I hereby certify this is a true and correct copy of the original recorded in this office.

Attest: Oct 11, 2014  
JEANE BRUNSON, PARKER COUNTY CLERK

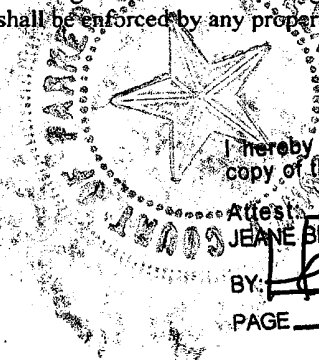
BY: Leatha Johnson DEPUTY  
PAGE 1 OF 3

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**DEED RESTRICTIONS (Continued)  
LAVENDER ESTATES**

11. No lot shall be used or maintained for a dumping ground for rubbish, trash, garbage or waste. No incinerators or other equipment for the storage or disposal of rubbish, trash or other waste are allowed. No tract may be used as a race track of any kind.
12. No outbuilding erected on any lot shall at any time be used as a dwelling, temporary or permanently, nor shall any trailer, tent or shack be placed on any lot, nor shall any residence of a temporary character be permitted.
13. No antenna of any kind can be erected over ten (10) feet above roof line.
14. No hunting of any kind.
15. Utility easements 10' across front of property 10' utility easement on the sides and back. The foregoing restrictions shall run with the land and shall be enforceable against the grantee, the grantees heirs and assigns.
16. No building on any lot shall be located closer than fifty (50) feet to the front property line of each lot, except Lots 13 and 14, which shall be located no closer than thirty (30) feet to the front property line.
17. No structure shall be placed any closer than fifteen (15) feet from any property line.
18. All vehicles must be parked in a designated driveway.
19. All structures, except corner lots, must be built parallel to a street. Corner Lots must have Architectural Control Committee approval to deviate from this rule.
20. Construction of out buildings, detached garages, metal buildings and metal shops are allowed under the following rules: 1) Shall be limited to two (2), 2) Must be of new construction and must be approved by Developer with site plan and drawing, 3) Building must be on the back of the lot and not a visible interference to the neighboring lots, 4) Building floor square footage cannot exceed 50% of the living square footage of the house, 5) Buildings cannot be built until the house is constructed or under construction, 6) Buildings cannot exceed an exterior wall height of 12'5", 7) The front of the building must be matching brick or rock to the main residence, masonry siding must be approved by the Architectural Control Committee, 8) Sides of the building will be screened with plantings approved by the Architectural Control Committee, 9) Building cornices must be finished, 10) Setbacks from side and rear property lines are the same as houses, 11) All buildings must be from suitable material and approved by the Architectural Control Committee. 12) No residence or buildings of any character may be moved from any location outside the subject tract to the subject tract except for one (1) 200 square foot or less storage building with written approval from the Architectural Control Committee, 13) All metal buildings must have a minimum of 30% brick/rock front
21. All rights of way will be mowed at all times to a minimum height of 6" and maintained by the homeowner directly adjacent to the right of way.
22. During the construction period, the homeowner is responsible for ensuring that the builder maintains all roads, drainage ditches and R.O.W. In addition, the homeowner is responsible for all trash and debris that might be created during the building process. The builder will provide a portable dumpster, portapot and periodically mow when needed.
23. All propane tanks must not be visible from the street or from adjoining lots.
24. All walkways and driveways must be concrete.
25. Mailboxes will be made from the same brick or stone used on the primary structure.
26. Sewer System: There shall be constructed in connection with the residential building, a plumbing system or systems that comply with the rules and regulations promulgated by the Texas Department of Public Health and approved by the Parker County Health Department.
27. Each residence will be served by Walnut Creek Water. In the event that regional water shortages develop and/or excessive water outages are causing water shortages to adjacent land owners, the Architectural Control Committee reserves the right to restrict water usage until the shortage has subsided.
28. Deed Restrictions shall be enforced by any property owner in the sub-division or by JP Court/District Court.



I hereby certify this is a true and correct copy of the original recorded in this office.

Attest: Oct 11, 2016  
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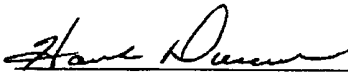
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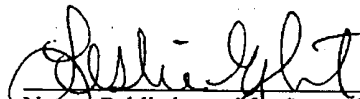
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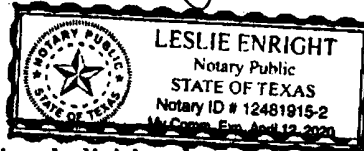
**RIGHT TO ENFORCE**

Grantor herein reserves the right unto himself and his assigned all rights, power and authority to enforce the provisions of these restrictions. Grantor shall be permitted to assign or grant to third parties and/or any Architectural Control Committee the authority reserved by the Grantor herein, together with full authority to amend, alter, grant variances and abrogate any term, condition or requirement set forth in these restrictions.

Hank Duncan for HLD Land Development, LLC acknowledged this document before me on this the 29 day of Sept, 2016

  
Hank Duncan

  
Notary Public by and for State of Texas



**NOTE: There is no hard-line phone service provided in this sub-division due to excessive cost and lack of demand. WIRELESS ONLY**

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

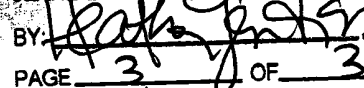


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Jeane Brunson, County Clerk  
Parker County, Texas  
RESTRICT

Page 3 of 3

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BY:  DEPUTY  
PAGE 3 OF 3