

COW CREEK CROSSING SUBDIVISION DEED RESTRICTIONS

Cow Creek Crossing (the "Subdivision") is located in Fort Bend County, Texas and is designed to provide attractive and affordable residential housing sites with standards to protect property values and create a desirable community.

These restrictions are intended to preserve a safe, quiet, and visually appealing environment while maintaining long-term value for all property owners.

USE AND RESTRICTIONS

All lots shall be used for single-family residential purposes only. No commercial or business activity of any kind shall be permitted.

PERMITTED STRUCTURES

All residences must be new construction. Barndominiums are permitted.

Manufactured or mobile homes are permitted if new at installation, meet FHA guidelines, include approved skirting, permanent porches or entry structures, and are properly anchored.

MINIMUM SIZE AND EXTERIOR REQUIREMENTS

All residences must contain a minimum of 1,200 square feet of living area, exclusive of porches and garages. All homes must be well maintained and constructed with quality materials.

SETBACK REQUIREMENTS

No residence, outbuilding, barn, garage, carport, shipping container, accessory structure, or other improvement shall be constructed, placed, or maintained on any lot unless it complies with the following minimum setback requirements:

- (a) Front Property Line: 125 feet.
- (b) Side Property Lines: 15 feet from each side property line.
- (c) Rear Property Line: 15 feet from the rear property line.

All setback distances shall be measured from the applicable property line to the nearest portion of the structure.

All improvements must comply with easements, rights-of-way, and utility requirements.

OUTBUILDINGS AND ADDITIONAL STRUCTURES

Storage buildings, shops, barns, and similar structures are permitted if compatible with the main residence and properly maintained.

Large structures require prior written approval from the Developer or Architectural Control Authority.

ARCHITECTURAL APPROVAL AND LIABILITY

Approval is for compliance only and creates no liability for design, construction, safety, or code compliance. Approval is discretionary and not a warranty or guarantee. No cause of action shall arise from approval or denial.

SHIPPING CONTAINERS

Shipping containers are permitted if within setback lines, placed to the side or rear of the residence, maintained in good condition, not used as residences, and the exterior color must match or complement the main structure on the property.

Containers in poor condition may be required to be removed.

DRIVEWAYS AND IMPROVEMENTS

Permits must be obtained through Fort Bend County prior to construction.

TEMPORARY LIVING STRUCTURES

Campers or RVs may be used for up to one (1) year during construction with Developer approval, proper utilities, and must be located a minimum of 125 feet from the front property line.

SUBDIVISION OF LOTS

No lot may be subdivided.

EASEMENTS

Utility and drainage easements must remain unobstructed and accessible as shown on recorded plat.

SEPTIC AND WATER REQUIREMENTS

Approved septic systems and/or wells required per county regulations.

GARBAGE, TRASH, AND BURNING

No burning of garbage, trash, or other debris shall be permitted.

All garbage must be stored in sanitary containers and disposed of regularly.

Trash bins must be removed from the street within two (2) days after pickup.

ANIMALS AND NUISANCES

- A maximum of one (1) horse per acre is permitted
- A maximum of one (1) rooster per homesite is permitted for those keeping chickens
- A maximum of three (3) dogs may be kept on any lot, and all dogs must be leashed or kept within a fenced area at all times

No animal shall be kept that creates excessive noise, odor, or disturbance to neighboring properties.

Loud music, parties, or other noise-producing activities shall not continue past 11:00 p.m., except on recognized holiday weekends.

VEHICLES

Inoperable vehicles must be screened from view.

ENFORCEMENT

Enforcement may be by Developer or property owners through legal action.

Failure to enforce does not waive rights.

DEVELOPER EXEMPTION

The Developer/Owner shall be exempt from these restrictions for the retained tract located at the rear of the property, which is of greater acreage and is considered grandfathered in.

ACKNOWLEDGMENT AND SIGNATURES

DEVELOPER:

 *Steven Scharn*
Name: Steven Scharn Date: 06/16/26

BUYER / PROPERTY OWNER:

Printed Name: _____ Date: _____
Property Address: _____