

Hidden Estates, Inc. Deed Restrictions

- 1) Single-Family Residential Construction. Construction on the property is restricted to single-family residential construction, there will no subdividing, and the use of the property is restricted to residential purposes as defined herein All dwellings constructed on this lot shall have at least 2000 square feet of living area, excluding porches or exterior covered areas, must be on an engineered slab and shall be built with new construction materials, consisting of at least 100% brick, stone, or stucco or a combination thereof. Any siding must be approved by Grantor. Any building, structure, or improvement commenced on this lot shall be completed as to exterior finish and appearance within twelve (12) months from the commencement date and all garages, driveways, and sidewalks must be completed before occupancy. Residential purposes shall be construed to prohibit mobile homes or trailers being placed on this Lot, or the use of said Lot for duplex homes, condominiums, townhouses, garage apartments, transient housing, or apartment houses; and no Lot shall be used for business, educational, religious or professional purposes of any kind whatsoever, not for any commercial or manufacturing purposes.
- 2) Offensive Activities: No noxious or offensive activity shall be carried on upon any part of the tract herein conveyed, nor shall anything be done or placed thereon which is or may become a nuisance or cause unreasonable embarrassment, disturbance, or annoyance to others. No exterior speakers, horns, whistles, bells or other sound devices, shall be permitted, other than security and fire devices used exclusively for security and fire protection. Without limitation, the discharge or use of firearms is expressly prohibited.
- 3) Garbage and Trash Disposal. Garbage and trash or other refuse or debris of any kind (including building materials kept on any part of the tract, after construction is completed), shall not be kept, stored, or allowed to accumulate on any part of the tract except within an enclosed structure or sanitary containers and shall be disposed of regularly. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- 4) Junked Motor Vehicles Prohibited; Recreational and Commercial Vehicles. No part of the tract shall be used as a depository for abandoned or junked motor vehicles. No maintenance, servicing, repair, dismantling, or repainting of any type of vehicle, boat, machine, or device may be carried on, except within a completely enclosed structure which screen the sight and sound of the activity from the streets and from any other tract parcel or lot of land. No boat, camper, trailer, tractor, truck, industrial or commercial vehicle (both cabs or trailers), towed trailer unit, motorcycle, motor home, mobile home, recreational vehicle, or any other vehicle the primary purpose of which is recreational sporting, or commercial use, shall be parked or stored in, on, or about any part of the tract, except in a garage or unless such vehicles are concealed from view. For purposes of this restriction, any 3/4-ton or smaller vehicle, commonly known as a pickup truck, shall not be deemed a commercial vehicle or truck.
- 5) Animal Husbandry. No animals, livestock or poultry of any kind shall be raised, bred or kept on tract except that horses, dogs, cats or other common household pets may be kept provided that they are not kept, bred or maintained for commercial purposes and do not become a nuisance or threat to other land owners. Provided, however, animals being raised for 4-H or FFA school sponsored programs will be permitted, except that no swine, pigs or hogs will be permitted under any circumstances or programs.
- 6) Fencing. Any fencing in the front 250 Ft. must be approved. Any barbed wire must be beyond the 250 ft. building envelope.
- 7) Grantor or assigns has the right to amend restrictions and to grant reasonable variances. Any out buildings (sheds, workshops, barns, detached garages, etc.) must be located behind the primary residences and must be approve by Grantor.
- 8) Sanitary Sewer. No outside, open or pit type toilets will be permitted on this tract. All dwellings constructed on this tract prior to occupancy must have an aerobic sewage disposal system installed to comply with the requirements of the appropriate governing authority.

- 9) Commercial Activities. There shall be no commercial or for-profit business or activity conducted on any part of the herein tract.
- 10) Set Back Lines. All residences must be built between 50 feet and 250 feet of the front lot line. No buildings may be built within 10 feet of a side lot line.
- 11) Exterior Color Schemes. All residences, garages, guest houses, storage buildings and structures shall be "Earth tone" in their color scheme. An "Earth tone" is a color scheme that draws from a color palette of subtle browns, tans, greens, grays, and red hues; any of various rich colors containing some brown. The colors in an Earth tone scheme are muted and flat in an emulation of the natural colors found in dirt, moss, trees and rocks. Earth tone colors come from natural things around us: brown soil, green leaf, sky, as well as the red sun.
- 12) Roofing Materials. All residences, garages, guest houses, storage buildings and appendant structures shall be roofed with either (A) composite roofing shingles, (B) ceramic tile roofing shingles, (C) cement tile roofing shingles, or (D) metal roofing (including vertical seam panels, modular press-formed panels).
- 13) Carports. Absolutely no free-standing metal carports shall be permitted. All carports constructed shall be attached to a garage or the residence and shall be constructed of the same material as the connected structure.
- 14) Garages. All garages, whether freestanding, detached or attached, must accommodate at least two (2) vehicles.
- 15) Driveways. All driveways shall be constructed of one hundred percent (100%) concrete, with a minimum thickness of 4 inches or 2-inch asphalt with 4-inch base material.
- 16) Tree Clearing. Trees within 10 feet of County Road 301 N may not be removed, except where driveways enter from County Road 301N.
- 17) Approval Process. All construction and site plans for any improvements, including but not limited to residences, garages, guest houses, or storage buildings shall be submitted to Hidden Estates, Inc., or its assigns for approval before construction activities begin. This submission shall occur at least thirty (30) days before commencement of construction. Hidden Estates, Inc., shall charge no fees or deposits to submit plans or applications for approval. Owners and builders must contact Hidden Estates, Inc., by telephone at (281) 354-1299, to inquire as to the approval process. The approval process, and format of submission will be pursuant to the reasonable discretion of Hidden Estates, Inc. Hidden Estates, Inc. has reasonable discretion to approve or deny plans in accordance with the restrictions stated in the deed on the property.