

Morgan Meadows

Deed Restrictions to Attached Metes & Bounds 11-25-24

Section 1- General

1. **Each tract is to be used for single family residential use only. Multiple families occupying 1 tract is not permitted.**
2. No manufactured homes are allowed.
3. Tracts may be kept as agriculturally exempt.
4. Laydown yards such as storage, scrap, vehicle, RV, or any other are NOT acceptable.
5. Lot shall not be used for any purpose which may be offensive by reason of odor, fumes, dust, smoke, noise, vibration, pollution, or which is hazardous by reason of excessive danger of fire or explosion.
6. The owner of any parcel within Morgan Meadows shall always keep the premises in a safe, clean and wholesome condition in compliance with all governmental, health, fire and police regulations, and will remove at his or her own expense, any trash or debris of any character whatsoever which may accumulate on such lot.
7. Owner may not permit any part of the Property to be used for: any business of any type, including child care; any illegal or unlawful activity; or other activity which will obstruct, interfere with, or infringe on the rights, or peaceful enjoyment of adjacent property owners.
8. No gas, oil, mineral, or gravel operations shall be permitted on subject parcel.
9. No tract shall be subdivided.
10. No changes may be made to the entrance of Morgan Meadows (gate, columns, fencing, ect) by any tract owner.
11. These deed restrictions MUST remain in place if any tract is re-sold.

Section 2- Primary and Secondary Building Guidelines

1. Primary residence shall be a minimum of 2,500 sf of living space (air-conditioned space) with front and rear porches and no more than 2 stories. Attached and detached garages are acceptable of up to 4 cars.
2. The exterior surface of the primary residence shall be at least 25% stone, brick or stucco. The remainder may be made of wood or concrete type siding. Exterior Finished painted surfaces and stone, brick or stucco must be of neutral color (Whites, Black, Browns and Grays).

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3. Any secondary building or shop must conform and compliment the neutral colors of the primary residence.
4. Primary home must be dried in by 6 months, and construction must be completed within 1 year of breaking ground.
5. There is no timeline requirement of buying a tract to building a home and/or shop. However, the tract must be maintained by its owner as to be aesthetically pleasing.
6. A shop may be built before your primary home so that you can move onto your tract while building your primary home if desired. You can either have a buildout within the shop, or an RV parked in or under a canopy of the shop. From the time the shop is built, you must build and complete your primary home within 2 years.
7. You may use the builder of your choice so long as approved drawings and timelines are being followed. Copper Basin Custom Homes is the preferred builder.
8. Roofing materials on primary home may be made of composition type singles or standing seam metal roofing with concealed fasteners. R Panel roofing/siding is only permitted on shops and barns.
9. No more than 1 primary residence shall be built on each tract. A buildout within the secondary building or shop is acceptable. No more than 2 shops/barns (2 total) are permitted. If more secondary buildings are requested, the committee must review and approve.
10. The front of home and main entrance must be facing towards Community Road (Morgan Meadows Ln).
11. Secondary structures may not be built between or in front of primary home (between community road and primary home).
12. Water and sewer services shall meet Harris County Guidelines.

Section 3- Setback Lines

1. **Tract 1-4:** Front of primary home shall be built between 150-200' from edge of community road (Morgan Meadows Ln.) and 150ft from all other lot lines. Secondary buildings must be 150' from lot lines and cannot be built closer than primary home to Morgan Meadows Ln (I.E. if front of home is 200' from Morgan Meadows Ln, secondary building must be equal to or greater than 200' from Morgan Meadows Ln).
2. **Tract 5-6:** Front of primary home shall be built between 150-300' from property line that divides tract 5 and 6 and 150ft from all other lot lines. Secondary buildings must be 150' from lot lines and cannot be built closer than primary home to Morgan Meadows Ln (I.E. if front of home is 200' from Morgan Meadows Ln, secondary building must be equal to or greater than 200' from Morgan Meadows Ln).

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Section 4- Roads

1. Road between Primary home and Morgan Meadows Ln. is to be made of concrete and must be primary entrance.
2. A culvert must be placed (12-18") for new driveway along Morgan Meadows Ln. as not to impede drainage of water.
3. No secondary road shall be installed along Adlong School Rd. No more than 1 secondary entrance per tract may be installed on Euell Rd if desired and if Harris County allows.
4. No secondary road may be installed along Morgan Meadows Ln that is not made of concrete. No more than 2 entrances are to be made along Morgan Meadows Ln per tract unless approved by committee. Aggregate roads may branch from concrete roads within tracts.
5. Morgan Meadows Ln must be kept clean and free of mud, dirt and debris. It is the responsibility of the tract owner at fault to clean/pressure wash road if applicable. It is encouraged to protect community road at entrance to your driveway(s). It will be at the discretion of the review committee to determine if community road damage has occurred. If road damage has occurred in excess of \$10,000.00, the tract owner will be responsible for the additional cost. Repair estimates will be provided in such cases.
6. No equipment is to be loaded or unloaded on Morgan Meadows Ln at any time. Any damage caused to Morgan Meadows Ln. is the responsibility of the tract owner at fault.
7. Community Road Damage after Construction of Home- If it is determined that a certain property owner within Morgan Meadows is causing damage to the community road due to heavy trucks, loads, equipment, ect, it will be the responsibility of that tract owner to repair the road.
8. No water wells shall be drilled on any tract until you obtain a permit from the Harris County Water District. No water well shall be drilled within fifty (150) feet of any utility easement or lot line. Site location for any water well must be such that any required sanitary easement is provided for and contained on that Lot. It is the intent hereof to prohibit any water well which might impair or limit in any way whatsoever the use of any other Lot or adjoining land because of the water well and sanitation requirements related to same. All water wells, propane tanks, septic tanks shall be placed in an inconspicuous location; they shall not be clearly visible from the front of the Lot.

Section 5- Maintenance Fees

1. **\$750 Annual Maintenance Fee-** To be collected from each tract owner to maintain and mow the entrance into Morgan Meadows. It will also be used for any other maintenance issues that arise.

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2. **\$10,000.00 Refundable Road Maintenance Fee**- This fee must be paid before construction begins of primary residence to the review committee. If community road damage occurs while construction is underway, repairs will be made from this deposit. This deposit will not be returned until construction of the home is completed, and if no road damage has occurred.

Section 6- Drainage

1. Existing Drainage/swells at interior lot lines must be maintained by respective tract owners and keep free and clear of dirt and debris. It is important to maintain/not alter these swells so that water may flow out of the community unimpeded.

Section 7- Fences

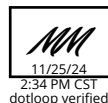
1. No privacy and/or chain link fences shall be constructed in front yard.
2. Fencing along Morgan Meadows Ln (if desired) shall be built of 4 board wood fencing that matches entry style and finish (treated, unpainted panels). It must be in line with neighboring fencing. Setback TBD.
3. Installed fence along Adlong School Rd (if applicable) shall tie into Morgan Meadows entry fencing, match height, and be professionally installed barbed wire or similar fencing.
4. Interior fencing along lot lines (not along Morgan Meadows Ln) may be built of 4 board wood fencing or professionally installed barbed wire or similar fencing.
5. All installed fencing to be reviewed and approved by committee.

Section 8- Animals

1. Animals are to be kept under Harris County guidelines in link below. **No overcrowding of animals, or noisy animals are allowed.** The Harris County Animal Control Ordinance requires residents to keep their animals from running loose. Owners shall report any violations to the Sheriff's Department.
<https://www.countypets.com/Pet-Resources/Animal-Laws-and-Regulations>
2. No more than 7 large animals, such as cows or horses are allowed on each tract. No more than 20 goats or sheep. No more than 20 chickens. Inquire with committee about other animals.
3. Dog breeding, pigs and bee keeping are prohibited.
4. 4H project animals can be kept for a child living in that residence. Livestock raised as a supervised [4-H or FFA] school project, for so long as used for a school project. You must provide documentation from the 4-H or FFA official.

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Section 9- Firearms

1. All residences must abide by State of Texas and Harris County firearm regulations. The following is a link to applicable State of Texas regulations:
<https://statutes.capitol.texas.gov/Docs/LG/htm/LG.229.htm>.
2. No shooting ranges.

Section 10- Solicitation

1. Signs, billboards, advertisements of any kind are not permitted, except for one sign identifying the Owner of the Lot, or advertising the Lot for sale. No sign shall be permitted of size in excess of three (3) square feet.

Section 11- Review Committee

1. ALL tract plans and improvements such as Home, Garage, Shop or Barn drawings, fences, including site plan and exterior paint colors must be sent to the review committee to determine guidelines have been met. This also includes additions to existing structures and proposed pond and/or pool locations. The Committee consists of 4 members; Luke Morgan, Mary Morgan, Jeremy Morgan and Shelby Morgan. Please submit drawings to: TheMorganMeadows@outlook.com or call/text Jeremy Morgan at 832-597-4002.
2. The Review committee shall not be held liable for any overlooked guidelines or disputes that may arise. These deed restrictions shall take precedence of all discrepancies.
3. If any inquires of acceptance arise from items that are not within these restrictions, the review committee will review to discuss if matter is acceptable.

Section 12- Community

1. Community meetings may be held from time to time to discuss community matters such as road and entrance maintenance. Community Members will be asked to financially assist in these maintenance issues when they arise.
2. There will be no HOA. It will be up to the community members to enforce guidelines set herein.
3. Each and every individual tract owner of Morgan Meadows Is specifically given the right to enforce these restrictions by injunction or other lawful procedure and to recover damages resulting from any violation herein.
4. **These guidelines are set in place to preserve the integrity and property values of Morgan Meadows. Please read them carefully.**
5. These restrictions shall be filed as part of the Deed and remain with the subject property.

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Section 13- Legal

1. Texas law is to apply and any action is to be brought in the Courts of Harris County, Texas, or the nearest Federal Courts thereto.
2. Any maintenance fees which are not paid when due shall be delinquent. If an assessment or charge is not paid within thirty (30) days after the due date, it shall bear interest from the due date at such rate not in excess of the maximum lawful rate as may be established. Other tract owners may bring an action at law against the Owner personally obligated to pay the assessment by all methods allowed by applicable law (including, without limitation, Chapter 209 of the Texas Property Code, as amended). Interest as above specified and costs and reasonable attorney's fees incurred in any such action shall be added to the amount of such assessment or charge.

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<i>Robert Luke Morgan</i>	dotloop verified 11/25/24 2:50 PM CST KMF5-3DCD-TB7H-8TH7
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<i>Mary Morgan</i>	dotloop verified 11/25/24 2:34 PM CST TKGX-K5IU-6W5S-VXTE
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