

## Restrictions for Sunset Lake Estates in Denton County

Whereas, Allen and Arlene Broadie are the owners of that certain tract of land known and described as follows.

Whereas, the said Allen and Arlene Broadie do hereby impose upon said land and all lots, blocks and tracts in the herein before described sub-division the following building and use restrictions.

1. Construction of new buildings only shall be permitted. The moving onto any lot of an existing building, mobile home, (with or without wheels or axles), modular (prefabricated) building, ect. either temporary or permanent for either residential or nonresidential use is strictly prohibited. All construction shall be completed within one year after it has commenced.
2. No structure shall be placed, erected, altered, or permitted to remain on any lot in the sub-division other than one (1) single family residence per lot with private garage, attached or detached, together with necessary out-buildings for use in connection therewith.
3. No building shall be located on any lot nearer to front street or side street line than the minimum building setback line of 60 feet shown on the recorded plat, and no building shall be nearer than 30 feet from any interior lot line.
4. All single family dwellings shall be constructed of conventional design, constructed of new materials with a minimum of 1500 square feet for a one story dwelling and 1800 square feet for a two story dwelling of finished heated and air conditioned living space, exclusive of porches (open or covered), decks and garages. Each single family dwelling must have a two car garage and it must have the main entrance opening to the side or the rear of the residence. Exterior of single family dwellings shall be a minimum of 75% brick or masonry or log.
5. No trucks trailers or motor transports in excess of one (1) ton capacity shall be kept or parked on any lot or street of this sub-division unless it is placed inside a structure and not visible from the front of the property and no vehicles shall be parked on the street overnight.
6. No lot in this sub-division shall be used as a place to repair or dismantle any motor vehicle unless it is regular maintenance on personal vehicles. No dismantled, inoperative or unlicensed vehicles shall be kept, stored, or parked or remain on any lot or any street at any time.
7. No lot or street shall be used or maintained as a dumping ground for the disposal of rubbish, trash, or other solid or liquid waste. All trash, garbage and other waste shall be kept in covered sanitary containers until otherwise disposed of in authorized areas outside the sub-division.

Phase III  
1800 sq min

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8. No trade or business of any kind shall be conducted on any lot in this sub-division. Nothing contained herein shall preclude home office or unobtrusive home business.
9. No sign of any kind shall be displayed to the public view on any lot except one personal sign of not more than five feet square in size for the purpose of advertising the property for sale or rent, plus temporary signs customarily used by builders to advise and identify the activity during the construction and sale period.
10. All lots shall be maintained free of debris, weeds and tall grass of all types and shall be properly drained and landscaped to prevent mosquitoes and other insects and rodents from breeding and otherwise creating health hazards. No rubbish or debris of any kind shall be permitted to accumulate upon the property, and no odors shall be permitted to arise therefrom as to render the property or any portion thereof unsanitary, unsightly, offensive, or detrimental to any other property or its occupants.
11. No offensive or noxious noise or activity shall be permitted or conducted on any lot that may become an annoyance or nuisance to the neighborhood.
12. No livestock, goats, swine, poultry, large birds or animals of any kind either wild or domestic, shall be raised, bred or kept on any lot for commercial purposes, and
  - a. Dogs, cats and other household pets may be kept provided that not more than a total of 6 ~~domesticated~~ animals are kept on the premises at any one time.
  - b. Horses and cattle and other members of the equine and bovine family may be kept provided that no more than a total of one (1) such animal per acre is kept on the premise at any one time.
  - c. No animal shall be allowed to run at large, and animals which are permitted hereunder shall be kept within enclosed areas which must be kept clean, sanitary and reasonably free of refuse, insects, and waste at all times.
  - d. To protect adjacent property owners, their families and livestock, aggressive pets, i.e., dogs and etc., will be restrained from encroachment of neighboring property by appropriate fencing.
13. No lot shall be further sub-divided.
14. No individual sewage disposal system shall be permitted on any lot unless such system is approved by the Denton County Health Officials and The Texas State Department of Health.
15. No aircraft of any kind (including ultra-lights) shall be landed on the property. No air craft may be stored on the property unless it is placed inside a structure and not visible from the front of the lot.
16. Any above ground swimming pools must not be visible from the front of the lot.
17. No motor homes, travel trailers or recreational vehicles shall be parked on or near any tract so as to be visible from the front of the lot.

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18. Invalidation of any of these covenants or restrictions by judgment or court order will no wise affect the other provisions which shall remain in full force and effect.

19. Restrictions imposed on the herein before described property in said sub-division shall be in force and in effect until January 1, 2014, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by written vote for a simple majority of the then owners of said sub-division it is agreed to change said covenants in whole or part. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any such covenants, and either restrains him or them from so doing.

20. THE LOTS FACING HULING RD. HAVE NO ACCESS TO THE PRIVATE DRIVEWAYS.