

Lambert Meadows Development

Weatherford, Texas

DEED RESTRICTIONS

- No commercial businesses are permitted. No boarding of dogs, cats or other livestock.
- No Swine or Poultry Farming, no feedlots are permitted, exception of animals for ordinary farm and ranch operations or personal use such as 4-H or FFA projects.
- Livestock are permitted on all tracts, but limited to 1 large animal per acre with the definition of "livestock" being cattle and horses.
- No excavation for sand, gravel or rocks other than for personal use on owner's land to landscape, build a home and out-buildings. No excavation for ponds or stock tanks.
- No wrecking yards or storage of inoperable equipment and vehicles. Any and all inoperable equipment or vehicles must be stored inside a building out of sight.
- No ATV, motorcycle, minibike or bicycle race tracks or tracks of any kind are permitted.
- No discharge of firearms on any property under 10 acres is permitted in an unincorporated county subdivision per Parker County Ordinance #OR09-08 stating that exception being for protection of personal property, self-defense, livestock and varmint extermination.
- Limit of up to 3 dogs and/or cats combined allowed on any one of the eight tracts in Lambert Meadows Development.
- No activity that would pose a nuisance such as light and noise pollution, but not limited to these described nuisances as problems for neighbors. No noxious or offensive activity shall be carried out upon any tract or within any portion of the property,

nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

- No manufactured home or mobile homes will be permitted: only site-built homes.
- All structures must be a single-family dwelling and not be less than 2,500 square feet of airconditioned/heated living spaces (excluding garages, carports, porches and breezeways). No structure shall be more than two (2) stories in height.
- Construction site plans and building plans are to be submitted to the developer for approval before commencing any construction of buildings, homes and outbuildings.
- Up to one (1) secondary dwelling (such as guest home, mother-in-law home) constructed on each single tract of land is permissible. Only on Four (4) acre tracts and above.
- Residence must consist of a minimum of 50% Masonry (such as Brick, Stone, Stucco).
- All outbuildings shall be designed and constructed in a style and manner that corresponds with the architecture of the primary dwelling.
- All improvements shall be constructed with proper permits from Parker County, Texas, i.e. septic systems and water systems.
- All structures must be at least fifty (50) feet from the public road or road easement or right of way and may not be closer than thirty (30) feet from any boundary or fence line.
- Barns, stables, storage buildings, shops, or other out-buildings and fences must be constructed on site and the new materials constructed in a skilled workman like manner. Perimeter fence must be of material such as net wire, cedar staves, barbed/barbless wire, pipe or a combination thereof.
- All exterior lighting on houses and any structure must be DarkSky/Zone Compliant.

- No tract of land may be subdivided without the written consent of the developer.
- No accumulations of debris, refuse, trash, hazardous materials or junk may be placed on or stored on the property.
- Gated, private entryways are permitted for each tract.
- Access road is a COMMON EASEMENT 60 feet in width used and owned by all property owners for rights of ingress and egress only. Maintenance and upkeep of the road is the responsibility of the property owners equally.
- It is expressly agreed that in the event a covenant, condition, or restriction herein listed above, or any portion thereof, is found to be invalid or void such invalidity or void ability shall in no way effect any other covenant, condition or restriction.
- Any/all restrictions or covenants may be enforced by the Grantor or any person(s) who purchase one or more Tracts of land in this Lambert Meadows Development. In the event an Owner(s) violates any of the restrictions, said Owner shall be given 30 days after receiving a certified letter serving as written Notice to correct the Violation(s). In the event said violations are not corrected and court proceedings are initiated against the violating Owner(s), said Violating Owner(s) shall abide by the courts ruling and be responsible for ALL COURT COSTS AND ATTORNEY FEES.