

CREEK BEND RANCH
RESTRICTIONS AND COVENANTS

This property in Duval County, Texas, is subject to the covenants hereby made by the Seller, to-wit;

1. That these covenants are to run with the land and shall be binding on the Purchaser and all persons claiming under him. Purchaser understands that these restrictions and covenants will be filed in the Deed Records of Duval County, Texas.
2. That no automobile, truck, trailer, or other vehicle shall be abandoned on this property, nor shall there be any dumping or placing of unsightly objects of any kind on the property.
3. That no structure of any kind shall be permitted within 200 feet of any property line.
4. If a lot owner desires to place a structure in a flood hazard area as shown on the plat, they must obtain a Flood Development Permit from the Flood Plain Administrator for Duval County and conform to the requirements of the Flood Damage Prevention Court Order for Duval County adopted February 11, 2011.
5. That no noxious or offensive activity shall be carried on upon this property nor shall anything be done thereon which may be or become an annoyance or nuisance to any adjoining property. This property shall not be maintained or utilized in such a manner as to violate any applicable statute, ordinance or regulation of the United States of America, the State of Texas, the County of Duval, the City of San Diego, Texas, if applicable, or any other governmental agency having jurisdiction thereof.
6. That not more than one residence shall be permitted on this property. No communal residences shall be permitted.
7. That no commercial swine operation shall be permitted.
8. That no tract may be subdivided without approval from the San Diego City Council for any portion of the subdivision within the City Limits or Extra Territorial Jurisdiction of the City of San Diego and/or the Duval County Commissioners Court.
9. Duval County will not be responsible for the construction of driveways or entrances to the property. Each property owner shall be responsible for the construction of private driveway or entrance to their Tract which shall include a culvert to facilitate drainage.
10. That no deviation of any kind shall be permitted from these restrictions unless permission is granted in writing by the SELLER.

IMPORTANT NOTICE. THE PROPERTY YOU ARE BUYING MAY BE IN THE CITY LIMITS AND/OR THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN DIEGO. THE CITY OF SAN DIEGO WILL NOT BE PROVIDING CITY SERVICES AND UTILITIES (INCLUDING BUT NOT LIMITED TO WATER, SEWER, PAVING, AND GUTTERS FOR ROADS) TO THE PROPERTY. THE CITY OF SAN DIEGO HAS NO PLANS TO EXPAND THE CITY LIMITS TO INCLUDE THE PROPERTY. THE DEVELOPER HAS NO PLANS TO PROVIDE SERVICES AND UTILITIES (INCLUDING BUT NOT LIMITED TO WATER, SEWER, PAVING, AND GUTTERS FOR ROADS) TO THE PROPERTY. THE PROPERTY IS SOLD AS IS, WITH ALL FAULTS WITHOUT UTILITIES OR SERVICES.