

Scroll down to Item #21 Highlighted in Yellow Below.

15. REBUILDING, REPLACEMENT OR REMODELING: All restrictive covenants and conditions apply and govern all future rebuilding, replacement, remodeling or additions, including total or partial destruction of any existing dwelling, detached garage, outbuilding, covered structure, fence or "cluster mail box." Damaged or destroyed subdivision elements, including mailboxes, fences, fence columns, community markers and signposts, are to be immediately repaired or replaced, as nearly as possible, to the original specifications and style.

16. EASEMENTS: Easements for installation and maintenance of utilities, drainage facilities, and connecting divider fences are reserved as shown on the recorded plat. Within these easements, no structure, planting, or other material may be placed or permitted to remain which may damage or interfere with installation or maintenance of utilities, or which may alter, obstruct or retard drainage flow within the easements. The easement area of each lot and all improvements in it must be maintained continuously by the owner of the lot, except improvements for which a public authority, property owner's association or utility company is responsible. The owner of the property upon which a utility easement is located may use it for lawn purposes. Fencing across easements is permitted provided that when such fences are constructed they must not impede the flow of storm water drainage.

Additional land use restrictions within the TXU transmission line easement (Block 2, Lots 47,60,61 & 62):

1. Fences (refer to the article on 'Fences' above)
2. No buildings, garages, sheds, light standards, shrubs, trees or signs may be placed or constructed within the easement.
3. Existing grade will not be disturbed, excavated, or filled within 25' of the nearest edge of any tower.
4. Soil within the easement must be protected from washing and erosion.
5. No hazardous materials may be stored within the easement area.
6. Brush and cut timber will not be piled or stacked within the easement and will not be burned in close proximity to the conductors or towers.

In addition to easements shown on the recorded plat, the following additional easements are hereby created:

Five foot wide (5'-0") Drainage and Fence Easements for drainage and divider fence connection, on both sides of each rear and side property line of every lot in the Subdivision.

Ten foot wide (10'-0") Playground Access Easement (on Lot 62) for public access to the Valley Ranch Playground. Easement improvements will be maintained by the Property Owners' Association.

17. ANTENNA & ANTENNA TOWERS: Radio, Television or other type antenna, transmitting or receiving structure are not permitted in front or side yards. Such structures are limited to fifteen (15') feet maximum height, in the rear yard only, or when roof mounted, may not exceed the highest point of the house roof. Use of such structures is limited to activities that do not interfere with normal receiving of radio or television transmissions by occupants of neighboring lots.

18. PARKING & VEHICULAR ACCESS: All overnight parking (including extended periods during the day), of resident vehicles must be in driveways or garages. Regular resident parking of commercial vehicles (vehicles with signs advertising a product or service) is permitted only in garages. Vehicular lot access is permitted from front or side streets only.

No lot or street of Subdivision may be used for parking or storage, temporary or otherwise, of any junked vehicle, abandoned or inoperable vehicle, storage container, pod, trailer or boat, or any part thereof. Vehicular repair and maintenance (other than washing) is permitted only when performed inside garages.

18. VEHICLES, RESTRICTED: Vehicles with tonnage exceeding three-fourths (3/4) ton, campers, mobile homes, motor homes, boats or trailers are not permitted to be parked overnight or for extended periods during the day in, on or about the streets of Subdivision, or be parked in, on or about the front or side yards of any lot therein. When such vehicles are parked in the rear yard they must be screened from adjacent lots and public view.

19. HAZARDOUS CARGO: No vehicle of any size that normally (or occasionally) transports hazardous, flammable, explosive or poisonous cargo is allowed in, on or about any part of Subdivision at any time. Pest control vehicles are permitted in Subdivision for treatment visits only and may NOT remain overnight or for extended periods during the day unless parked inside a locked garage.

20. ANIMALS: Each Owner must abide by the Animals and Pets provision in the Declaration of Covenants, Conditions and Restrictive Covenants of Subdivision ("Declaration") filed in the Official Public Records of Real Property of Bell County, Texas, as may be amended from time to time by the Rules and Regulations of the Subdivision. It is the Owner's responsibility to familiarize themselves with the provision in its entirety. In brief, in no event will there be more than 4 Pets (as that term is described in the Declaration) kept or maintained on a Lot. No exotic or dangerous animal of any type will be permitted on any Lot within the Subdivision. All Pets must be kept in strict accordance with all local and state laws and ordinances and in accordance with all rules established by the Property Owners' Association.

21. GARBAGE & RUBBISH: Garbage, Trash or Rubbish and other waste materials must be kept only in containers authorized by the City. Containers must be kept clean and sanitary, and must be stored away from view from the streets of the Subdivision except on "collection day" after which they must be promptly returned to the storage location.

22. SIGNS AND POSTERS: Signs or posters of any kind are not permitted on any lot of Subdivision except one sign, no greater than four (4) square feet in area, advertising the property for sale or signs used by building or remodeling contractor's during construction or remodeling activities. Variance allowing larger signs by homebuilders may be submitted for (ARC) approval.

23. MAILBOXES: U.S. Mail delivery and deposit will be to "Cluster" type mailboxes. Such boxes will be located in accordance with the Subdivision "Mail Box Plan." Individual curbside mailboxes are not permitted.