



HIGHLIGHTS of COVENANTS and RESTRICTIONS

Land Use and Structure Type

- a. Land is to be used for single-family residential purposes only.
- b. One single-family dwelling is permitted per lot. One guest house per lot permitted with approval of ACC so long as same style and building materials used as primary dwelling.
- c. Dwelling must contain at least 2,100 sq. ft. of living space. Once construction has commenced, the exterior must be completed within one year, and improvements must adhere to the building standards set aside by protective covenants.
- d. No building shall be erected which has cinder or concrete blocks visible from the exterior nor shall any building be erected thereon with exterior asphalt or asbestos siding or cobble or creek stone.
- e. Accessory buildings such as barns, stables, sheds, and detached garages permitted so long as they are constructed of the same material and same style of primary residence and are kept out of front facing side of house. Mobile homes, house trailers, or junk or inoperable motor vehicles are not permitted on this property.
- f. Recreation vehicles such as A TVs, UTV s, and 4 wheelers permitted so long as they are stored out of sight. Camping is not permitted.
- g. Household pets are permitted. One horse permitted on 5 ac lots, two horses permitted on lots 7 acres or larger.
- h. There shall be no commercial activities on any tract, specifically including, but not limited to, the operation of garages, car repair shops, machine shops, offices or business complexes, sawmills or logging facilities.
- i. No building shall be erected which is closer than 50' from the front property line and 25' from the property line of any adjoining lot or tract.
- j. The owners of any granted lot(s) agree that they will 'maintain their respective premises in a neat, presentable, and attractive condition.
- k. This property is in a public improvement district that requires residents to pay a once-yearly assessment to be used on new community projects and infrastructure. Your property taxes and PID assessment will be pro-rated and collected by the county.

Homeowners' Association

- a. All lots within the Mustang Springs at Salado development will pay an annual assessment of \$1,000, with \$500 of the assessment due at the time of closing. If two contiguous lots are combined, the purchaser will be responsible for one assessment. The Homeowners' Association is established to collect annual assessments, which will be used for the upkeep of the entrance, common areas, landscaping, and for the enforcement of protective covenants. The assessment will also be used to maintain community appearance.

Note

This document is intended to be a summary of building standards & covenants. Please refer to the official Declaration of Covenants, Condition, and Restrictions for accuracy of the above referenced topics.