

# *The Hills of Bear Creek*

## *Phase Two and Phase III Homeowners' Association, Inc.*

ALL PROPERTY HEREIN CONVEYED SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. All lots in this subdivision shall be used for single-family residential purposes only.
2. Any one story residence constructed on the property shall have a ground floor area of not less than 2,250 square feet (any two story residence constructed on property shall have a ground floor area of not less than 1,600 square feet), exclusive of garages, open porches, terraces, patios driveways, or carports, and shall be completed within twelve (12) months from starting construction. All garage doors to open to the side or back of property, not the front of the property.
3. At least fifty percent (50%) of the exposed exterior must be of brick, stone, or masonry construction except two story Victorian homes may be of frame constructions, upon written approval from the Developer.
4. No structure shall be located within twenty-five (25) feet of the street(s) or adjacent property line(s).
5. No trade or business of any type shall be carried on upon any lot, except small home business, nor shall anything be done on any lot, which may be obnoxious or offensive or may become an annoyance or nuisance to the neighborhood.
6. No lot may be subdivided.
7. Outbuilding (barn, stalls, tool sheds, and all other buildings except a cabana, or detached garage) shall be limited to two (2) buildings and must be a new construction, and must be approved by Developer.
8. No structure of a temporary character (trailer, mobile home, basement, tent, shack, garage, or other outbuilding) shall be used on the property at any time as a residence, either temporarily or permanently.

9. No inoperative motor-vehicle(s) and/or machinery and/or equipment shall be kept on property. All tools, equipment, boat, motor home, and material(s), shall be kept out of sight or outbuildings.
10. No hunting of any kind.
11. No move-in homes, move-in garage, or move-in buildings shall be placed on the property.
12. No swine shall be raised, bred, or kept on property.
13. Livestock is permitted, but limited to ONE (1) animal per acre.
14. No garbage or other waste shall be kept except in sanitary containers. No tract or part thereof shall be used or maintained as a dumping ground for rubbish or trash.
15. Each dwelling shall contain in-door plumbing fixtures attached to a sewage disposal or septic system approved by the Parker County Health Department, before being occupied. No septic tank or lateral line can be placed within one-hundred and fifty (150) feet of a water well or a proposed water well.
16. Utility easements will be 10 foot inside all front, rear and adjacent side lot boundaries, unless otherwise noted.
17. No antenna of any kind can be erected over 30 feet off the ground.
18. No signboard on advertising of any type shall be permitted for any reason other than the sale of the property or house, and all sign placement will be at the sole discretion of the Developer.
19. These restrictions may be changed upon 75% of landowners.
20. No chain link fences of any kind are permitted, except as a small dog run, not to exceed 10' X 20'.
21. No rail road ties type of landscaping timers can be used on the creek, they may be used as erosion control only, not to exceed 2 in height.