

Restrictions for The Woodlands Subdivision

1. **Dwelling Quality And Size:** The ground floor of any residence constructed on said property shall not be less than 1400 square feet.
2. **Prohibiting of Commercial Use or Nuisance:** No trade or business of any kind or character, nor the practice of any profession, nor any building or structure designed or intended for any purpose connected with any trade or building, or practice of any profession, nor any occupation and use for profit shall be permitted or maintained upon any of the lots.
3. **Mobile Homes:** No mobile homes, doublewide mobile homes, trailers, prefabricated dwellings, or other structures of a temporary shall be located on said tract.
4. **Garbage and Refuse Disposal:** No portion of the above property shall be used or maintained as dumping ground for rubbish. No portion of said property shall be used to keep or maintain any junk, salvage, or non-running motor vehicle of any kind, including any abandoned motor vehicle, nor shall said property be used to store any type or manner of scrap or salvage personal property.
5. **Other Buildings:** An outbuilding such as a garage building may be placed on said property as long as such is a double-car garage. An outbuilding may be placed on said property so long as such outbuilding is constructed in a method and manner compatible with the design and architecture of the residence built on said property and constructed on said tract and in accordance with paragraph 7 herein.
6. **Animals:** The present or future owner of the property may keep pets and animals on said tract, provided that all such animals shall be confined within a fenced area or restrained in some method so as to prevent said animals from leaving the property.
7. **Setback:** Any dwelling house constructed on said residence shall be placed at least 31 feet away from the right-of-way adjoining said tract.
8. **Other:** The total foundation parts of all residences, garages and outbuildings constructed on said lots shall be brick or rock veneer, and no uncovered concrete block foundations shall be permitted. All residences must have either concrete or asphalt driveways, and no gravel driveways shall be permitted.
9. **Propane Tank:** If a propane tank is to be used it shall be buried.
10. **Camper or RV** must be located behind a privacy fence.
11. **Roof shingles** to be Architectural Shingles.