

## **SUMMARY OF RESTRICTIONS PLEASANT HILLS SUBDIVISION**

This is a summary of the Restrictions binding upon Pleasant Hills subdivision. As a summary, this document includes only selected information—not the full text. Complete text of the recorded Restrictions may be obtained from the Titus County Clerk’s office or from the subdivision Developer.

- \*Dwellings may be single or double wide mobile or manufactured type homes or a house may be moved onto a Lot under certain conditions.
- \*Mobile home must be 5 years old or newer.
- \*Mobile home size must be at least 14’ x 60’.
- \*Home must be underskirted completely.
- \*In Phase 1 only, a porch or deck of at least 8’ x 8’ is required on the front entrance. Not required in other phases.
- \*In Phase 1 only, a 2-car carport or garage is required.
- \*All lots are to be used for single-family residence only (no businesses).
- \*Accessory structures may be up to 1500 square feet.
- \*Privacy fencing is limited to 6’ height and allowed only to rear and sides of dwelling.
- \*Lot must have grass or other ground cover planted and maintained by regular mowing or care.
- \*No unregistered vehicles, rubbish or other junk can be stored on the property.
- \*Vehicles in excess of one ton cannot be parked on any lot or common area within the subdivision.
- \*Driveway surface must be covered with material such as gravel, limestone, asphalt, concrete.
- \*Removal of healthy timber from a lot requires approval of Developer.
- \*No discharging of firearms.
- \*No noxious or offensive activity permitted.
- \*Most animals are allowable, but must be confined to Owner’s property and must not be a nuisance.
- \*No For Sale signs permitted on any empty lot.
- \*All Lots are subject to membership in a Homeowner’s Association with annual dues collected.