

## <sup>1</sup>WINDMILL ESTATES - DEED RESTRICTIONS

Windmill Estates is an un-platted subdivision located north of Three Rivers with frontage along US 281 and State Highway 72. The property sold is subject to the following deed restrictions.

1. **SURFACE ONLY SALE – NO MINERAL RIGHTS ARE INCLUDED WITH THIS TRACT.**
2. New Single-family dwelling construction only on concrete slab foundation.
3. No tract may be subdivided unless with written approval by Rick Sowell and Windmill Real Estate, LP
4. No move-on housing such as manufactured homes, modular homes, and all other Move-on homes.
5. No commercial activity or use unless with written approval by Rick Sowell and Windmill Real Estate, LP.  
No commercial day lease hunting
6. No manufacturing purposes.
7. No automobile, truck, trailer, RV or other vehicle shall be abandoned.
8. No Dumping of any kind allowed.
9. No noxious or offensive activity shall be carried on upon which may be or become an annoyance or nuisance to any adjoining tract.
10. **Texas Parks and Wildlife Code – Section 62.0121. Discharge of Firearm Across Property Line. A person commits an offense if: (1) The person, while hunting or engaging in recreational shooting, knowingly discharges a firearm; and (2) the projectile from the firearm travels across the property line.**
11. Each dwelling must be new construction and shall not be less than 900 square feet of heated and air-conditioned space, exclusive of basements, garages, carports and porches. All plans and specifications are subject to the prior written approval of Rick Sowell and Windmill Real Estate, LP, or subsequent responsible party.
12. All dwellings must be completed within 360 days after laying the foundation. A residence may not be occupied or lived in until the residence is 100% complete.
13. RV's, travel trailers, and tents may not be used as primary residences but only for temporary use during construction. Tents must be dismantled and stored when not in active daily use.
14. No commercial livestock including swine, cattle, goat, sheep, rabbits, chickens, turkey, quail, or duck operations shall be permitted. An exception will be allowed to this restriction for any school student who is engaged in a school sponsored project associated with FFA or 4-H or similar, to allow the raising of not more than one such animal for such school project. Any livestock so raised will be disposed of within a reasonable time, not to exceed 90 days, after the termination of such project or program.

These restrictions shall be covenants running with the land and shall be binding upon grantees and all persons or parties claiming by, through or under them, each of whom shall be obligated and bound to observe all such restrictions and conditions. Enforcement of these restrictions and conditions shall be by proceedings at law or in equity against any person or persons violating or attempting to violate them, either to restrain violation or to recover damages, and the remedy of injunction shall be cumulative of all other legal remedies available.

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<sup>1</sup> Updated 8/26/2024