

ANDERSON COVE

DEED RESTRICTIONS

This Deed Restriction is made this [date] by and between Anderson Cove developers, Philip Anderson and Frank Anderson, and [Grantee's Name] ("Grantee") and shall pertain to the property located at [Subject Address] Indian Hen Garrison, TX 75946 (the "Property").

WHEREAS, the Grantor is the owner of the Property and desires to impose certain restrictions and covenants upon the Property for the benefit of the Grantee and the future owners of the Property;

NOW, THEREFORE, the Grantor hereby declares and imposes the following restrictions and covenants upon the Property:

Purpose: The purpose of this Deed Restriction is to establish a harmonious community environment, maintain property value, and promote the health, safety, and welfare of the surrounding residents.

Restrictions: The following restrictions are hereby established and shall run with the land:

- No more than one (1) Single Family Dwelling with a minimum of 900 sq.ft. plus one accessory dwelling unit with a minimum of 500 sq.ft.
- No commercial activity
- No mobile home, manufactured home, or modular home
- Any and all temporary housing must be approved on a bi annual basis by Philip Anderson, his heirs or successors
- No livestock ranching or commercial agriculture
- Property may not be subdivided
- No loud or obnoxious behavior
- No storing out of commission vehicles, boats, trash, or rubble on the property

Enforcement: This Deed Restriction may be enforced by Anderson Cove developers, Philip Anderson and Frank Anderson, his heirs or successors or the property owners of Anderson Cove Subdivision.

Duration: These restrictions shall remain in effect for a period of fifty (50) years from the date of this Deed Restriction and will renew for every ten (10) years after in perpetuity, unless otherwise terminated or modified in writing by the parties hereto.

Severability: If any provision of this Deed Restriction is held to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

IN WITNESS WHEREOF, the Grantor has executed this Deed Restriction as of the date first above written.

ver 1.0 3/6/2026