

VG-145-2026-6947

Nacogdoches County
Sandra "Sandy" Yates
Nacogdoches County Clerk

Instrument Number: 2026 - 6947

Real Property Recordings

Parties: ANDERSON COVE
SUBDIVISION

Parties: PUBLIC

Recorded On: August 24, 2026 10:47 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2026-6947
Receipt Number: 20260824000026
Recorded Date/Time: August 24, 2026 10:47 AM
User: Marie B
Station: CCKX08.dp.local

Record and Return To:

PHILIP ANDERSON
305 INDIAN HEN DR
GARRISON TX 75946



STATE OF TEXAS

Nacogdoches County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Nacogdoches County, Texas

Sandra "Sandy" Yates
Nacogdoches County Clerk
Nacogdoches County, TX

Sandra "Sandy" Yates

Anderson Cove - Subdivision

Protective Covenants ver 3.2

August 18, 2026

1. **Architectural Control Committee (i.e. ACC)**

All Architectural Control issues shall be resolved by current owners meeting and voting their shares. The ACC must provide in writing an approval prior to any building of any kind being erected, placed or altered on any lot. The architectural control voting parties will be provided the construction plans and specifications. The ACC shall also consider the quality of workmanship and materials, harmony of external design and existing structures, and as to location with respect to topography and finish grade elevation.

2. **Land Use and Building Type** - Each lot in that Subdivision shall be used exclusively for residential purposes. No business operations are allowed that brings non-residence personnel or customers into the sub-division on a regular basis. Road and Sub-division Infrastructures are only for use by landowners. The following types of structures **shall not** be permitted for use as a permanent dwelling for any lot: a mobile home or trailer, a pre-constructed or older structure moved onto a lot.

3. **Dwelling Size** - No dwelling containing less than (1000) square feet of floor space shall be constructed or permitted on any lot in the Subdivision. The square footage of each residence shall be exclusive of porches, breeze ways, terraces, garages and other attached outbuildings.

4. **Exterior Walls/ Height of Residence** - Exposed exterior wall area of dwellings, shall be of high quality material, selected and designed to add to the architectural appearance

of the dwelling as approved by the Architectural Control Committee. No residence may be constructed on any lot having a height greater than two stories. Any new home construction must be completed to the 'Dry In' stage within 6 months, meaning all exterior doors, windows, roofing trim etc. etc.

5. Building Location/ Lot Subdivision - No dwelling shall be located nearer than twenty feet (20') from the interior or lateral lot line. Provided however; that the Architectural Control Committee may permit a variance in the setback restrictions on any lot in the Subdivision. No lot may be subdivided into more than one lot.

6. Fences - No fence shall be constructed or allowed to remain on any lot in the Subdivision in front of the minimum set-back line as herein above set forth, except a fence for decorative purposes as may be approved by the Architectural Control Committee, and no fences shall be erected in excess of six feet (6') in height except;

- (a) to form a screen around travel trailer, motor home, or boat, or:
- (b) as may be approved by the Architectural Control Committee.

7. Nuisances - No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

8. Signs - No signs of any character shall be allowed on any lot except one sign of not more than ten (10) square feet advertising the property for sale.

9. Garbage and Refuse Disposal - No lot shall be used or maintained as a dumping ground for rubbish or trash. Garbage or other waste shall be kept in sanitary containers. All household garbage to be deposited in HOA provided central location for pickup.

10. Sewage Disposal - individual sewage disposal systems shall be septic systems installed at the owner's or builder's expense and shall be installed in accordance with approved state requirements.

11. **Animal Livestock and Poultry Quarters** – Limited approved numbers of livestock and or poultry (excluding roosters), may be allowed but will require the approval of the ACC prior to their being placed on the property. Under no conditions will livestock numbers be allowed that generates fly, pest, noise or odor condition.

12. **Temporary Structure** - No structure of a temporary character, trailer, mobile home, basement, tent, shack, garage or other outbuilding shall be used on any lot at any time as a permanent (greater than 2 weeks) dwelling. ACC may approve waiver during home construction phase.

13. **Oil, Gas and Mineral Development** - No drilling, development, refining, quarrying or mining operations shall be permitted by any lot owner upon any lot, nor shall wells, tanks, tunnels, mineral excavations or shafts be permitted upon any lot other than private water wells, which must be located behind the minimum set-back line, or approved easement.

14. **Transport Vehicles** - Trucks and buses with tonnage in excess of one and ½ ton, shall not be permitted to park on the streets, driveways, or lots overnight and no vehicles of any size which normally transports inflammable, or explosive cargo may be kept in the Subdivision at any time. Boats, motor homes or travel trailer can be parked or stored on any lot provided they are not obtrusive visually; otherwise:

- (a) it is completely screened from sight of the residences on all nearby lots, and
- (b) such screening is approved by a **ACC**.

15. **Television Antennas/Satellite Dishes** - Television antennas may not extend above the roof line of any residence.

16. **Lawn Upkeep** - A: Each lot owner shall have the responsibility of keeping his property clean and free of trash or rubbish of any kind. All lawns will be mowed and kept free of any unsightly debris at all times.

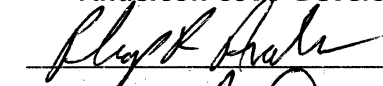
17. **Property Rental** - No short-term property rentals (less than 1 year) are allowed. All property rental contracts are made between the RENTER and the HOA on behalf of the property owner. The property owner will pay the HOA an agreed fee to manage the RENTER, and assure the RENTER complies to all rules and covenants in effect. The HOA will collect rents and deposit funds less management fee to Landowners bank account. HOA may require a *criminal report on the tenant and a credit report*.

18. **Hunting and Guns** - No hunting is allowed in the subdivision except for vermin/pests as defined by a standard HOA vote. No long guns may be discharged in the subdivision unless approved in advance by HOA. Pistols and shotguns may be discharged as desired but only on Wednesdays and Saturdays.

19. **Low Light Entity** – Anderson Cove is a low light entity. No permanent area lighting is allowed. Outdoor security lighting will be limited to motion-activated devices that will illuminate temporarily to support security needs, then cycle off in 15 minutes or less. Low level safety lighting is allowed to see porches, sidewalks and paths. If a lighting situation arises between two parties, the ACC and or CEO, with all legal authority, will resolve the issue.

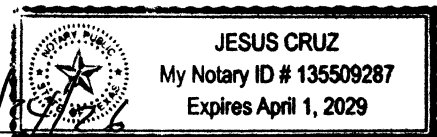
Anderson Cove Developer Approval

Philip R. Anderson

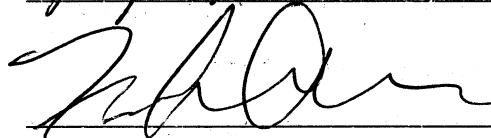


Date

8/19/26

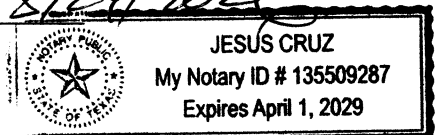


Franklin L. Anderson



Date

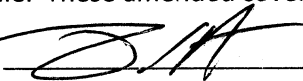
8/24/26



Current Lot Owner Acceptance

Current lot owner understands and accept that these amended covenants supplant any previous covenants on file. These amended covenants when filed will be in effect immediately.

Paul Abadie

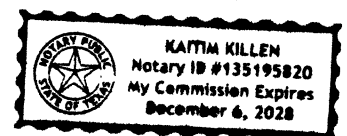


Date 8-21-26

Owner of Lot#3 Anderson Cove Sub-Division

250 Indian Hen Drive Garrison Texas, 75946.

END OF RC. Version 3.3



KATIM KILLEN

6/21/2026

