

**RESTRICTIONS FOR
Colt Ranch and Land Partners 3, LP
VICTORIA COUNTY, TEXAS**

1. All lots in subdivision shall be used for residential or recreational purposes. No tract may be used for commercial purposes and no visible business may be operated in Colt Ranch and Land Partners 3, LP. If timber is harvested and sold from land which is being financed by owner, proceeds from the sale of timber shall be used to pay toward the principal sum owed on land.
2. All lots are restricted to single-family dwellings. Only one single-family residence allowed on any lot. An additional feature of a guest home or detached garage/barn/shop with a living quarters is permitted. All plumbing must be connected to a septic system approved by TCEQ.
3. Double wide mobile homes are permitted and must be skirted within 90 days of placement on property with attractive material.
4. No temporary structures such as camper, tent, or shack shall be used as permanent residence. Storing a personal RV or camper on your lot is allowed.
5. No structure allowed to be built or placed nearer than 20 feet to the property line.
6. Animals are welcome but no major commercial animal business is allowed on any lot that will attract heavy traffic or cause a nuisance to the surrounding lots.
7. No trash or rubbish of any kind is allowed to accumulate on any lot including unlicensed or non-running vehicles. No obnoxious or offensive activities shall be engaged in or allowed on any lot.
8. Adhere to all state and county hunting laws.
9. No mining operations of any nature shall be carried out within the confines of any lot including commercial mining.