



# Timber Country REAL ESTATE

5762 Ted Trout Dr.  
Lufkin, Texas 75904  
936.875.2905

## Dena Kay Drive—Lot 14

MLS 61899

For the current listing price  
contact our office or visit our website  
texas timbercountry.com.



### Property Details

**Acreage:**  
.684

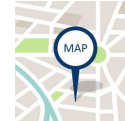
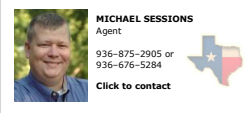
**School District:**  
Hudson—Angelina County

**Restrictions:**  
See below

**Structures:**  
N/A

Build your dream home in a brand new subdivision in Hudson ISD. Conveniently located within minutes of town. Don't miss out, buy a "lot" today!

**Disclaimer:** The information on the map is provided "AS IS". There is no warranty regarding the accuracy, adequacy or completeness of the information provided herein and Timber Country Real Estate expressly disclaims liability for errors or omissions.



**Restrictions:** The hereinabove described property is conveyed and accepted subject to the following restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the land hereby conveyed and shall be binding on all parties having any right, title or interest in or to the land hereby conveyed or any part thereof, and Grantee's heirs, successors, and assigns, and which restrictions, covenants, and conditions shall inure to the benefit of each owner thereof, to-wit:

"Tract" shall refer to the land hereby conveyed.

"Declarant" shall refer to REI of Lufkin, The Grantor herein, its successors and assigns.

The Tract shall be used for residential purposes only, and no building shall be erected, altered, placed, or permitted to remain on the Tract other than one (1) detached single family dwelling not to exceed two (2) stories in height and a private garage for not more than three (3) vehicles. Any single story residence constructed on the Tract must have a ground floor area of not less than fifteen hundred fifty (1,550) square feet, exclusive of open or screened porches, terraces, patios, driveways, carports, and garages. Any residence other than a single story residence must have not less than sixteen hundred (1,600) square feet exclusive of open or screened porches, terraces, patios, driveways, carports, and garages.

Exterior of residence must be constructed of not less than forty (40) percent brick or stone product. No man-made stone products are acceptable for use in construction.

No single family dwelling shall be constructed or erected nearer than twenty-five (25) feet to the interior Tract line, no structure such as a barn, shop or shed will be built or placed ten (10) feet of the interior line, nor closer than sixty (60) feet from the front Tract line.

No garage or other like structures shall be constructed or placed nearer than one hundred (100) feet to the front Tract line, except in the case of a garage which is constructed as a component part of the Single Family Dwelling. Any workshop or outside building must be on a concrete slab.

The Tract shall not be resubdivided in any fashion.

No noxious or offensive activity shall be carried on upon the Tract, nor shall anything be done thereon which may be or may become an annoyance or nuisance to adjoining property owners. No structure of a temporary character, trailer, mobile or manufactured home, basement, tent, shack, garage, or other outbuildings shall be used on the Tract at any time as a residence, either temporarily or permanently.

No signs of any character shall be allowed on the Tract except one sign of not more than five (5) square feet advertising the property for sale or rent.

No oil or gas well drilling, oil and/or gas development operations, or mining operations of any kind or character shall be permitted on the Tract, nor shall oil and/or gas wells, tanks tunnels, mineral excavations, or shafts be permitted on the Tract. No derrick or other structure designed for use in boring for oil and/or gas or minerals shall be erected, maintained, or permitted on the Tract.

The Tract shall not be used or maintained as a dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers. All incinerators or other equipment for the storage and disposal of such materials shall be in a clean and sanitary condition.

Except as hereinafter provided, no animals, livestock, or poultry of any kind shall be raised, bred, or kept on the Tract except:

- i. dogs, cats or other household pets, provided that they are not kept, bred, or maintained for any commercial purpose,
- ii. such animals, livestock or poultry as may be raised and maintained solely in connection with a Four H or like project, and
- iii. horses.

No individual sewage-disposal system shall be permitted on the Tract unless the system is designed, located, and constructed in accordance with the requirement, standards, and recommendation of Angelina County Health District. Approval or permitting of the system as installed shall be obtained from that authority.

No automobile, trailer, boat, or other mobile vehicle shall be parked on any street abutting the Tract overnight or for extended periods of time, nor shall any object remain on such street which obstructs traffic.

These covenants, restrictions, and conditions are to run with the land and shall be binding upon Declarant's successors and assigns.