

Declaration of Covenants, Conditions, and Restrictions

Redland Flats Subdivision – Nolan County, Texas

These Covenants, Conditions, and Restrictions (CCRs) are established for the mutual benefit of all current and future owners of tracts within the Nolan Ridge subdivision, located in Nolan County, Texas. These CCRs are intended to preserve the rural nature, property values, and peaceful enjoyment of all tracts within the subdivision.

1. Land Use

Each tract shall be used for private, single-family residential and agricultural purposes only. No commercial or industrial activity of any kind shall be permitted, including but not limited to commercial cannabis cultivation, retail operations, or industrial storage.

2. Dwellings

Each tract may contain only one primary residential structure. Acceptable structures include:

- Site-built homes
- Modular homes on permanent foundations
- Barndominiums

Shipping container homes, mobile homes, trailers, and RVs are strictly prohibited—regardless of temporary or permanent use. Temporary occupancy in RVs, trailers, or portable shelters is strictly prohibited unless the owner has an active, county-approved building permit.

3. Minimum Dwelling Size

All primary dwellings shall have a minimum of 800 square feet of heated living space on the ground floor, exclusive of garages, porches, or decks.

4. Setbacks

No structure shall be constructed closer than:

- 75 feet from any access road
- 50 feet from any property boundary line

5. Livestock and Animals

- Livestock is permitted for personal, non-commercial use.

- Swine may not be raised, bred, or kept for commercial purposes.
- All animals must be confined to the owner's property and may not create a nuisance or hazard.
- No more than 6 dogs and 6 cats are permitted per tract.
- Commercial animal operations (kennels, breeding, boarding, etc.) are prohibited.

6. Trash, Debris, and Inoperable Vehicles

All trash and garbage shall be stored in closed containers and regularly removed. No burying, burning, or dumping of refuse or hazardous waste is allowed. Each tract must be maintained in a clean and sanitary condition. No more than two (2) inoperable or unregistered vehicles may be stored outside, and they must not be visible from any public road. Additional vehicles must be kept inside a garage or enclosed structure.

7. Water, Septic, and Utilities

All utilities, wells, and septic systems are the responsibility of the lot owner. Septic systems must be installed in compliance with all applicable state and county regulations. Open lagoons and pit toilets are strictly prohibited.

8. Roads and Access

All tracts are accessed via county-maintained roads. Neither the developer nor other tract owners shall be responsible for road maintenance or repair.

9. Subdivision and Replatting

No tract may be subdivided or replatted in violation of applicable county regulations. Any replatting must receive written approval from Nolan County.

10. Fencing

Fences must be properly maintained and must not block or encroach upon any recorded easements or public rights-of-way.

11. Enforcement

These restrictions shall run with the land and shall be binding upon all current and future owners. They may be enforced by any tract owner or by Nolan County, Texas. Legal remedies may include injunctions, damages, and recovery of reasonable attorney's fees and court costs by the prevailing party.

12. Duration and Amendments

These covenants are perpetual and shall remain in force unless amended by the written consent of the owners of at least two-thirds (2/3) of the tracts in the subdivision, and in compliance with applicable laws.