

#6

DECLARATION OF COVENANTS AND RESTRICTIONS
AND/OR DEED RESTRICTIONS

Declarations and Restrictions for ROCHA ESTATES, a division of 21.708 acres of land.

Legal description: ABS A10001 T J CHAMBERS ABST TRACT 7-1 10.84 ACRES
ABS A10001 T J CHAMBERS ABST TRACT 7-2 10.85 ACRES

The following Covenants and Restrictions are in place to ensure quality of life and peaceful surroundings with a guarantee that all tracts of land are equally protected in the future.

1. All lots shall be for residential purposes, only one detached single home dwelling is allowed per lot.
2. The tract is used as residential and shall be used primarily for that purpose. If the owner does conduct any business from the property, it shall not interfere with the residential quality of the neighboring properties.
3. No homes should be placed in a flood plain.
4. No building or structures should be placed on any easements.
5. All culverts must be installed according to Navarro County Regulations, and a permit must be obtained through Navarro County.
6. This tract shall not be used as a dumping ground for rubbish, trash, or any form of waste. Including but not limited to; hazardous waste, toxic waste, chemical waste or industrial by products.
7. Livestock and poultry shall be permitted as follows; one large livestock per tract, no more than 12 fowl per lot, 1 pig or swine, no more than 2 goats or sheep per acre.
8. The road is a private road, not maintained by the county. The upkeep maintenance on it will be divided by the number of lots using it. This is only when necessary whether quarterly, semiannual and or annual.
9. These homes are designed to function via solar panels and natural gas in lieu of all electric. Regular electric may not be available for the homes.

ACKNOWLEDGEMENT

Executed effective as of the 20th day of June, 2024.

STATE OF TEXAS §

COUNTY OF NAVARRO §

This instrument was acknowledged before me on the day 20th of June, 2024

By:

Tomas Rocha

Tomas Rocha,
Property Developer

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas,

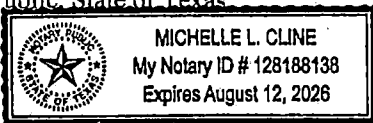
This the 20th day of June, 2024.

Michelle Cline

Notary Public, State of Texas

Michelle Cline

Printed Name of Notary



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Document filed this 20th day of June, 2024 in the Navarro County Clerk's Office.

Sherry Doud

Navarro County Clerk