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# **SUBDIVISION APPLICATION FORM**

hearing.  1-17-25  
Signature of owner Date



**DECLARATION OF COVENANTS CONDITIONS and RESTRICTIONS**  
**OF FRANCE ADDITION**

**GENERAL USE AND CONSTRUCTION RESTRICTIONS:**

1. **No lot shall be further divided or subdivided.**
2. No activities may be conducted on or within the property that might be unsafe or hazardous to any person or property. No discharge of firearms. No Hunting. No activities which may be offensive or hazardous by reason of odor, fumes, dust, smoke, noise, vibration or pollution by excessive danger, fire or explosion. No discharge or leakage of any type of hazardous or toxic chemical or material such as oil, fertilizers, pesticides or herbicides, provided, however, only such materials are customarily used for residential purposes are allowed within the property.
3. The following animals are permitted up to 10 per lot in any combination of cats and dogs. Two horses, 2 cows or chickens. No exotic animals such as tigers, snakes or camels. t
4. **ANIMALS SHALL BE KEPT WITHIN THE FENCE LINE OF THE LOT.**
5. No Rubbish and Debris may be placed or permitted to accumulate on or within the Property, no odors will be permitted to arise there from so as to render all or any portion of the Property unsanitary, unsightly, offensive, or detrimental to any other property or to its residents. Refuse, garbage and trash must be kept at all times in covered containers.
6. **MINIMUM CONSTRUCTION REQUIREMENTS** The square footage for each residence exclusive of open or screen porches, terraces, patios, decks, driveways, and garages shall be no less than **1,800** air conditioned square feet. Improvement must be comprised of no less than **80% of brick or stone** on the front of the residence and no less than 50% masonry on the sides of the residence. Remining areas may be constructed of hardy plank siding or masonry. Any exception must be cleared by the board.
7. **TEMPORARY STRUCTURES:** Any outbuilding permitted hereunder may not be used for habitation. Window heating or air conditioning unit may be installed to serve any permitted outbuilding. Home builders shall be permitted to maintain sales or construction trailers for no longer than 12 months.
8. **SWIMMING POOL:** Must be kept behind the house if No privacy fence.
9. **NO MOBILE HOMES, MANUFACTURED STRUCTURE OR MODULAR HOMES.**

10. EACH SUCH OWNER WILL INDEMNIFY AND HOLD HARMLESS THE ASSOCIATION, ITS OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES AND AGENTS FROM ANY COST, LOSS, DAMAGE, EXPENSE, LIABILITY, CLAIM OR CAUSE OF ACTION INCURRED OR THAT MAY ARISE BY REASON OF THE ASSOCIATION'S ACTS OR ACTIVITIES UNDER THIS SECTION.
11. No portion of the Property shall be used or maintained as a dumping ground for rubbish, trash, new or used lumber or wood, metal scrap, garbage or other waste, except that such material may be kept in areas of the Property designated for this purpose.
12. Submission and Approval of plans and Specifications: Construction plans and specifications or when an Owner desires solely to re-subdivide or consolidate Lots, a proposal for such re-subdivision or consolidation, will be submitted in accordance with the Design Guidelines.
13. Minimum Set back from the road is 100 feet from the front property line to the road. And 50 feet from the side property line. 250 feet from the rear of the lots 43-46
14. Construction of a house begins no later than 24 months. If the construction of the house has not begun by 24th months. The property will be sold back to the owner at the original price subtract administrative fee of 10%.

**SIGN** \_\_\_\_\_

**Sign and mail back at LAMC Enterprises, P.O.BOX 121, RICE ,TX 75155**