

Wagon Wheel Ranch Restrictions

Permitted Uses. The use of the Property shall be restricted as follows:

- (a) Except as otherwise expressly provided, the Tracts within the Property may be used for any lawful residential or commercial use. Provided, HUD Code manufactured homes or modular homes as defined by Chapters 1201 or 1202 of the Texas Occupations Code, as amended, shall be deemed to qualify as permitted residential uses if they are not more than five (5) years old when placed on the Tract. A Tract may be used for a mixture of residential and commercial purposes, and such mixed uses may be conducted in the same building or in multiple buildings.
- (b) (b) Notwithstanding any of the foregoing, no Tract nor any part of the Property shall be used for (i) a pawn shop; (ii) any sexually oriented business or pornographic business, such as but not limited to, x-rated movie, video or book sales, theatre or rental facility, nude modeling studio, massage parlor, lounge or club featuring nude or semi-nude entertainers or escort service; (iii) any junk yard, salvage yard or storage facility for abandoned vehicles, abandoned boats or aircraft or vehicle parts; (iv) solid waste disposal sites, sanitary landfills, or dumping and incineration of garbage or refuse of any nature; (v) the smelting of iron, tin, zinc or other ore; (vi) any mineral refining facility or operations; (vii) a slaughterhouse; (viii) a kennel; or (ix) a confined animal feeding operation or any other commercial animal raising operation. Typical domestic pets such as dogs, cats, and caged birds may be kept on the Property. In addition, horses, cattle, sheep, goats or poultry shall also be allowed, but no roosters shall be permitted.