THE STATE OF TEXAS }

COUNTY OF WILLACY } PROPERTY RESTRICTIONS

Willacy County Navigation District NEW PORT Subdivision at Port Mansfield in Willacy County, Texas, as shown by the plat thereof , does hereby approve and adopt the following restrictions on the use of lots within the NEW PORT Subdivision, which restrictions shall be covenants to run with the land and shall be binding on all parties now or hereafter owning or using the leasehold estate in said lots in said subdivision and do hereby specify and provide that any person or persons now or hereafter owning any real property situated in such subdivision may enforce these restrictions, at law or in equity, against any person or persons violating or attempting to violate any such covenant or restriction.

1. Residential Use: No lot in NEW PORT Subdivision shall be used except for residential purposes and no building shall be designed for, or erected, placed, occupied, altered or permitted to remain on any lot or portion there of other than a residence and an attached or separate garage (e.g. barndominium are permitted).

2. Temporary Buildings Prohibited: No trailer, tent, shack, barn, or out-building shall ever be erected on any lot in NEW PORT Subdivision, and shall never be used as a residence temporarily or permanently. House trailers and mobile homes are strictly prohibited from ever being used on any lot of this subdivision, temporarily or permanently, by any owner of any lot in this subdivision or any guest of any such owner. No structure or any part of the property shall be occupied or used as a residence, temporarily or permanently, until the exterior thereof is completely finished and all plumbing connected. All structures placed on property shall be constructed new and the relocation of any structure is prohibited. No building previously constructed elsewhere shall be moved on to any lot or portion thereof in this subdivision. No structure shall be constructed with square footage of less than one thousand two hundred (1,200) square feet.

3. No structure shall be placed on any lot without first obtaining the required permits for construction specially including, but not restricted to, the permit to be issued by the Willacy County Navigation District and the agreement by the applicant to abide by the property and setback lines as prescribed or the Willacy County Navigation District and all other covenants and restrictions which are contained in their Residential Lease Agreement, and the pertinent building and zoning ordinances of the Willacy County Navigation District and building permits for Willacy County.

4. Sanitary Facilities: No outside toilet shall be installed and maintained on any lot of this subdivision and all plumbing shall be connected with the Port Mansfield Public Utility District sanitary disposal facility in accordance with the health regulations of State and County and any other governmental authority having jurisdiction. Such installation shall be constructed and maintained by the owner in such a manner that no effluent from the same shall ever drain or flow upon the ground surface or drain in such a manner above or below the surface that it will cause any degree of pollution.

5. Nuisances: No noxious nor offensive, unlawful or immoral activity shall be carried on upon any lot, nor shall anything be done thereon which shall become an annoyance or nuisance to any part of this subdivision.

6. Trash and Garbage Disposal: No lot shall be used or maintained as a dumping ground for rubbish or any other material.

7. Signs: No sign of any kind shall be kept or displayed to the public view, except by the Willacy County Navigation District, other than name and street number signs.

8. Lot Maintenance: The owners or occupants of all lots shall at all times keep weeds and grass cut in a sanitary, healthful and attractive manner.

9. No Livestock and Poultry: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

Dated November 9, 2022.

The restrictions herein contained are approved by the Willacy County Navigation District on this 9th day of November, 2022.

Chairman,
Willacy County Navigation District