

***Summary of Reservations, Restrictions, and Covenants in
CANDLERIDGE, plus Phase finder directions***

The Candleridge subdivision was originally developed in five distinct Phases. The developer executed and filed with the City of Fort Worth and Tarrant County a reservation, restriction and covenants document for each Phase because each Phase was somewhat different in terms of home size, and construction configuration. Other than a few cosmetic differences, however, the vast majority of items in the reservations, restriction and covenants documents are the same for each Phase.

The following are condensed and edited (non legal speak) versions of the restrictions, reservations, and covenants universal to all Candleridge Phases and the rules and regulations which you agreed to comply with when you purchased your home in Candleridge. These are good housekeeping, good neighbor rules which are intended to maintain and enhance community pride, overall ambience, and preserve and to strengthen home equity.

- 1) No plot shall be used for any purpose except for the erection and maintenance of one private dwelling house designed for the occupancy of a single family. No plot shall be used in whole or in part for any purpose inconsistent with private dwelling house use.
- 2) All dwellings and accessory structures shall be erected and maintained behind the building line shown on the Plat.
- 3) No dwelling or accessory structure shall be erected or maintained nearer than seven (7) feet from the side line of any Plot and accessory structures encompassed by 6 foot stockade fence.
- 4) All dwellings shall be constructed of stone, masonry, brick, stucco or of a glass building material of the kind usually used for outside wall construction.
- 5) No fence, wall or hedge shall be placed on any lot nearer to any front street than is permitted for the house on said lot, and no fence, wall or hedge shall be placed on any portion of the sites with a greater height than six (6') feet. No wire or woven fence is permitted on any part of any lot.

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- 6) 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 purpose.
- 7) No noxious or offensive trade or activity shall be carried on upon any lot or lots, nor shall anything be done thereon which may become an annoyance, nuisance, or health risk to the neighborhood.
- 8) No sign shall be erected or maintained on any plot except a "for sale sign or for rent" sign not exceeding five (5) square feet in size.
- 9) No radio, television or other aerial shall extend more than fifteen (15') feet above the highest point of the roof of any building and no such aerial shall be maintained on any lot not containing a dwelling.
- 10) Any portion of any lot that is exposed to the public view must be maintained by the property owner in a neat and orderly fashion.
- 11) No lot shall be used for the dumping or storage of rubbish, trash rubble, surplus soil or rocks, etc.
- 12) No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any plot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in the of any plot. No derrick or other similar structure shall be erected, maintained or: permitted upon any plot.
- 13) No outbuilding, shop or trailer or residence of a temporary character shall be permitted. No building material of any kind or character shall be stored upon the plot until the owner is ready to commence improvement.
- 14) No trailer, camper, boat or other vehicle may be regularly parked, stored or maintained in the front yard or side yard of any plot.
- 15) These covenants and restrictions shall continue in force until January 1, 2005, and thereafter for successive ten year periods, unless on or after January 1, 2005,

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the owners of the legal title of more than 50 percent of the front frontage of the lots shown on the Plat shall release all or any of such lots from one or more of these covenants and restrictions by executing, acknowledging and filing for record an instrument to that effect.

16) These covenants and restrictions shall run with the land and shall be binding upon all such parties holding legal title and agree with each other to observe all these covenants and restrictions. Failure or delay in enforcing these covenants and restrictions shall not be deemed to be a waiver of any right to enforce.

For more information, see your deed restrictions. These restrictions are posted on our CandleRidge Homeowners website. <http://candleridgehomeowners.com>

In the event you are not sure which phase your property is located in, your property tax bill will indicate your block and lot number:

Block number **1** through **5** is phase number **I A**

Block number **6** through **11** is phase number **I B**

Block number **38** through **49** is phase number **II**

Block number **10** through **20** is phase number **III**

Block number **21** through **28** is phase number **IV**

Block number **29** through **32** and **50** through **55** is phase number **V**.

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