

02-1768

COVENANTS AND RESTRICTIONS FOR
LLANO CROSSING, A SUBDIVISION IN LLANO COUNTY, TEXAS

Llano River Partners, Ltd., hereinafter called "declarant" is the owner in fee simple of certain real property located in Llano County, Texas, and known by official plat designation as Llano Crossing as per the map or plat recorded in Volume 13, Page 54 of the Plat Records of Llano County, Texas.

For the purpose of enhancing and protecting the value, attractiveness and desirability of the tracts constituting such subdivision, declarant hereby declares that all of the tracts in said subdivision shall be held, sold and conveyed only subject to the following covenants, conditions, and restrictions, which shall constitute covenants running with the land and shall be binding on all parties having any right, title or interest in the above described property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

Section 1. Minimum Tract Area. No tract of Llano Crossing may be subdivided.

Section 2. Storage and Disposal of Garbage and Refuse. No Tract shall be used or maintained as a dumping ground for rubbish or trash. Trash, garbage or other waste materials shall not be kept except in sanitary containers constructed of metal, plastic or masonry materials with sanitary lids or covers. All equipment for the storage or disposal of such waste materials shall be kept in clean and sanitary condition. The incineration of garbage or trash on any Tract in this Subdivision is expressly prohibited.

Section 3. Storage of Building Materials. No Tract shall be used for the open storage of any building materials whatsoever, which storage is visible from a road or another Tract, except that any new building materials used in the construction of improvements which are stored upon such Tract at any time during construction may be maintained thereon for a reasonable time, so long as the construction progresses without undue delay, until the completion of the improvements, after which these materials shall either be removed from the Tract or stored in a suitable enclosure.

Section 4. Hunting. Hunting of animals and birds shall not be allowed on any tract. No rifle or handgun of any kind is to be discharged with the exception of 22 caliber using rat shot or a shotgun to be used to control varmints and predators. Prolonged or consistent discharge of firearms shall not be allowed on any tract. Any use of firearms, whatsoever, shall be by the Owner of the Tract only, or the bonafide appointed caretaker designated by the owner. No firearms shall be discharged on the tracts other than for the purpose of the protection of the health, safety or welfare of an individual or in the protection of the health, safety or welfare of an individual's property or in the control of varmints or predators. At times of discharge of firearms, due regard shall be given to the personal safety of the owners of neighboring lots and shall be done in such a manner as not to pose a hazard or a nuisance to other property owners.

Section 5. Annoyance or Nuisance. No unlawful, noxious or unreasonably noisy activity shall be conducted or permitted on any Tract, nor shall anything be done thereon which may become a nuisance to any other Tract in Llano Crossing.

Section 6. Removal of Trees. No tree, other than juniper, having a diameter greater than ten inches, shall be removed without prior written approval of declarant.

Section 7. Excavation. No excavation of materials other than for landscaping, construction of buildings and construction of driveways shall be permitted without prior written approval of declarant.

Section 8. Applicable Rules, Regulations and Mineral Reservations. All Tracts are subject to easements and restrictions of record in Llano County, Texas, and are subject to any applicable zoning rules and regulations, and any mineral reservations of record in Llano County, Texas.

Section 9. Land Use and Building Type. All Tracts shall be used and described as Tracts for residential purposes only, and no dwelling structure shall be erected, altered, placed or permitted to remain on any Tract other than one single-family dwelling with a detached or attached garage or carport. After the construction of such residence, it is understood that there also may be constructed guest quarters, greenhouses, stables and other outbuildings so long as each is approved in writing by declarant prior to construction. Duplexes, apartment houses and rental garage apartments are expressly prohibited. No Tract shall be used for business or professional purposes other than agricultural, as hereafter restricted, nor for any commercial or manufactured purpose. It is understood, however, that the use of a computer, telephone or "home office" in the residence shall not be inconsistent with the term "residential purposes", provided, however, that such use shall not involve any employee, or client or customer coming regularly to the residence for business purposes, nor shall any such activity cause any regular or frequent increase in traffic in Llano Crossing. No dwelling or other building of any kind or character shall be moved on to any Tract within Llano Crossing, it being the intention that only new construction shall be placed and erected thereon, except that a variance may be granted by prior written approval of declarant, if the quality and appearance of such building is in keeping with the standards set out herein.

Section 10. Dwellings. No dwelling house which contains less than 1500 square feet of living area, exclusive of garages, carports and porches shall be constructed upon any tract in Llano Crossing. On multiple story dwellings, the living area on the ground floor shall be a minimum of 1500 square feet. All construction plans and specifications, and a plot plan showing the location of the proposed structure on the Tract shall be submitted to and approved by declarant prior to the commencement of construction, which approval shall not be unreasonably withheld or delayed. Only new construction materials (except for brick or stone or decorative interior doors) shall be used in construction of any residence dwelling or outbuildings. All residence dwellings shall be completed within fifteen months after construction has begun. No shiny or reflective roofs shall be permitted on any dwelling or other structure. Declarant may confirm or clarify to Tract OWNERS, in writing, that existing or proposed construction or other activities are permissible or not under the provisions

set out herein. Any such written determination by declarant may be relied upon by Tract OWNERS, and shall be binding upon declarant, all Tract OWNERS, and their successors, heirs and assigns.

Section 11. Temporary Outbuilding Structures. No trailer, tent, doublewide, shack, garage, barn or other outbuildings or structures of a temporary character shall at any time be placed upon a tract except during construction of a permanent structure approved by declarant. A trailer or a recreational vehicle may be used on a very temporary basis such as a weekend or a vacation outing of no more than two weeks duration. No mobile homes or prefabricated metal dwellings shall be allowed on any Tract. Recreational vehicles and camping trailers belonging to the Tract OWNER may be stored on the Tract provided they are not used for dwelling purposes, and provided that they are stored in a roofed structure.

Section 12. Fence. All fences erected on any Tract shall be of new material and professional in appearance except that oil field upset tubing may be used for corners and line posts. It shall be primed and painted. All fencing shall be completed in a good and workmanlike manner regarding quality and appearance.

Section 13. Livestock. No more than one animal unit per ten acres shall be permitted on any Tract of Llano Crossing except that should the OWNER plant improved grasses this restriction regarding the area covered by the improved grasses shall provide that no more than one animal unit per two acres shall be permitted on that portion of any Tract of Llano Crossing planted in improved grasses. The term "animal unit" as used herein shall have the same definition as used in normal soil conservation practices in Llano County. The Tracts shall be maintained with a good turf of grass and shall not be overgrazed as defined by the local U. S. Natural Resources Conservation staff. No livestock feedlot, commercial poultry farm, poultry house or commercial poultry operation, including but not limited to chickens, turkeys, emus, rheas, or ostriches shall be permitted on any Tract of Llano Crossing. No swine shall be permitted on any Tract of Llano Crossing.

Section 14. Sports Arenas. No rodeo or sports arenas, public or private, shall be permitted on any Tract of Llano Crossing.

Section 15. Signs. At the entrance of each Tract, one sign crafted of wood, stone, metal or a combination thereof, identifying the owner and/or address of the property, not to exceed 4 square feet in size, shall be permitted. Such signs may be lighted only by indirect or accent illumination; no commercial-style lighted signs shall be permitted. No other signs of any kind shall be displayed to the public view on any Tract with the following exceptions: one sign of not more than five square feet advertising the property for sale or rent; signs erected by a builder to advertise the property during the construction and sales period; and a sign erected by declarant to advertise the development so long as there remain any unsold Tracts.

Section 16. Vehicles. No inoperative vehicles shall remain on the premises for longer than thirty days. No cars on blocks shall be permitted at any time. Any equipment, including commercial

vehicles, trucks, etc. must be contained within a barn or garage.

Section 17. Exterior Finish of Outbuildings. All outbuildings such as tool sheds, storage houses, trailer ports, etc. shall have the exterior walls constructed of standard building materials, including colored metal and painted concrete block. Galvanized metal on the exposed walls of any such outbuildings is prohibited.

Section 18. Litter. Each OWNER of each Tract shall keep said property clean, neat and tidy and free from litter at all times.

Section 19. Roll-Back Taxes. BUYERS are advised that changing the use of a Tract may cause them to be liable for roll-back taxes as the law provides.

Section 20. Building Setbacks. No dwelling shall be located closer than fifty feet from the front of the Tract (meaning the plotted Tract line which is in or adjacent to the road easement shown on recorded Plats), or within fifty feet of any other Tract property line unless one structure is constructed on two adjacent Tracts; however, upon written application to declarant, a variance may be granted when the application shows "good cause" for non-compliance due to adverse topography or existing terrain consisting of unique geology and/or native plants, but in no instance shall any dwelling be constructed closer than fifty feet from the front of the Lot.

Section 21. Utility Easements. There shall be reserved in favor of all OWNERS of Tracts in Llano Crossing utility easements for electricity and telephone ten feet on either side of all Tract lines. The easement rights include the privilege of anchoring any support cables or other devices within a reasonable distance outside said easement when deemed necessary by the utility. To support equipment within said easement, nothing shall be placed or permitted to remain within the easement areas which may interfere with installation and maintenance of utilities.

Section 22. Plumbing. Every dwelling constructed upon the Llano Crossing Subdivision shall be provided with sanitary, indoor plumbing. No outdoor privies shall be permitted at any time.

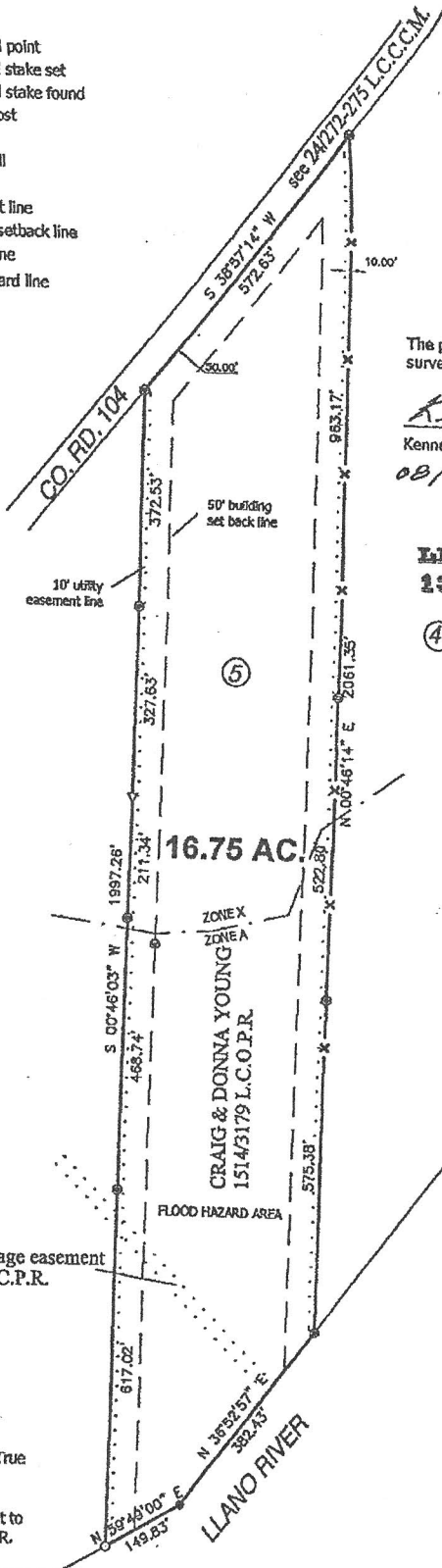
Section 23. Future Remodeling of Dwellings. All restrictive covenants and conditions herein shall apply to future remodeling of buildings and to rebuilding in case of destruction by fire or the elements.

Section 24. Misuse of the Llano River. Property OWNERS shall respect the laws of the State of Texas regarding navigable waterways and shall not dump any litter, rubbish, garbage, refuse or dead animals into the Llano River.

Section 25. High Water. Each Buyer is hereby advised that although property lines may extend to the water's edge of the Llano River and beyond, and although a hundred-year flood plain may be estimated by survey and/or observation, that depending on rainfall upstream, the Llano River may flood far above anticipated rise levels, and each Buyer is hereby warned that the building of a

PLAT SHOWING A SURVEY OF LOT 5 OF LLANO CROSSING, LLANO CO., TEXAS, MADE FOR CRAIG YOUNG

- calculated point
- 1/2" steel stake set
- ⊙ 1/2" steel stake found
- ⊗ 3" pipe post
- ▽ t-post
- ⊕ water well
- X—X— fence.
- - - - - easement line
- - - - - building setback line
- E-E- electric line
- - - - - flood hazard line



The plat hereon represents an on the ground survey made under my direction in August, 2010.

Kenneth H. Ross
 Kenneth H. Ross R.P.L.S. No. 2012
 08/31/2010

**LLANO CROSSING
 13/54 L.C.P.R.**



20' drainage easement
 13/54 L.C.P.R.

NOTES:

1. Bearings hereon are referenced to True North using standard G.P.S. data.
2. This property is subject to easement to C.T.E.C. recorded in 1184/393 L.C.O.P.R.
3. This property partly lies within the 100 year Flood Hazard Zone as referenced by the F.I.R.M. Map Panel No. 481234 0100 B effective date 09/18/1991.



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