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## DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS

STATE OF TEXAS

COUNTY OF KERR

KNOW ALL MEN BY THESE PRESENTS:

That, CENTRAL HILL COUNTRY INVESTMENT COMPANY, INC., being the owner of all the following described property and being all of a certain tract or parcel of land comprising approximately \_\_\_\_\_ acres out of S.G. Jackson Survey No. 2, Abstract No. 1488 and \_\_\_\_\_ acres out of Socorro Farming Co. Survey No. 7, Abstract No. 315, both surveys in Kerr County, Texas;

And said owners do hereby adopt and establish the following restrictions, reservations, covenants, and easements to apply uniformly to occupancy, use and conveyance of all such property located in Kerr County Texas.

- 1. No swine shall be allowed unless 4H or FFA project.
- 2. No automobile, truck, trailer or other vehicles shall be abandoned on this property, if visible from a public road; (4) No dumping or placing of unsightly objects of any kind shall be allowed.
- 3. Any sewage disposal system constructed shall be built in compliance with governmental units having jurisdiction in such matters.
- 4. No more than one family may permanently reside on each tract of land unless such second family has built a permanent residence (such permanent residence may not be a mobile home, trailer, or any portable type building) of at least 1,000 square feet (under roof) and on a separate septic system.
- 5. No tract shall be divided or subdivided into a tract or tracts of less than 25 acres.

These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of ten (10) years from the date these restrictions are recorded after which time these covenants and restrictions shall be automatically extended for successive periods of five (5) years unless an instrument signed by the then owners of a majority of the

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tracts has been recorded agreeing to change said restrictive covenants in whole or in part,

EXECUTED this 6th day of December , 1993.

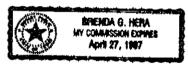
CENTRAL HILL COUNTRY INVESTMENT COMPANY, INC.

By: PATRICK T. CONROY President

STATE OF TEXAS

COUNTY OF KERR

This instrument was acknowledged before me on the 6 day of Decombra., 1993, by PATRICK T. CONROY, President of CENTRAL HILL COUNTRY INVESTMENT COMPANY, INC.



Notary Public State of Texas

RECORDER'S NOTE

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Clerk County Court, Kerr County, Texas
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Filed By and Retirened To: Nagle + Nagle
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Nect., Th. 2028