

RESTRICTIONS EXHIBIT

1. LAND USE:

(a) The Property shall be used for single family dwellings with no more than one single family dwelling per Lot and for such accessory buildings as may be reasonably necessary for normal agricultural pursuits and home hobby pursuits as are customary in Colorado County, Texas. Provided further, however, the following types of agricultural and home hobby activities are specifically prohibited:

(b) No hog farms, chicken or turkey farms, or commercial cattle feeding operations.

Livestock, including exotic animals and birds may be maintained on any tract provided their numbers and maintenance shall not become a nuisance to neighboring tracts.

(c) No alcoholic beverages shall be offered for sale on any lot.

2. MINIMUM SQUARE FOOTAGE AND SET BACK LINES:

(a) The Primary Single-Family Dwelling shall have a ground floor of no less than sixteen-hundred (1,600) square feet, exclusive of garage and other appendages for a one-story dwelling. Two-story dwellings may be no less than eighteen-hundred (1,800) square feet exclusive of the garage and other appendages.

(b) The Primary Single-Family Dwelling shall not be located within one-hundred (100) feet of a property line. No barns or other such structures shall be located within one-hundred (100) feet of a property line.

3. SINGLE FAMILY DWELLING:

(a) The Primary Single Family Dwelling must be built "on-site" and become a permanent structure complete with water, wastewater and electrical line permanently installed.

(b) No "trailer houses", mobile homes, or modular house may be placed on the property.

(c) Trailer houses, campers, camper trailers, or motor homes may be placed on the property for temporary use during construction of the Primary Single-Family Dwelling. Temporary is defined as being a period of no more than twelve (12) months.

4. BUILDING CONSTRUCTION:

(a) Any building on which construction has begun shall be completed within twelve (12) months.

(b) No outside toilets shall be permitted and no septic tanks shall be drained into the road or creeks. Sewage disposal systems must meet Colorado County Specifications and Requirements.

5. FIREARMS:

(a) Firearms shall not be discharged into or through adjoining lots or used in any manner dangerous to humans, animals and wildlife and personal property.

6. TOXIC OR HAZARDOUS WASTE PROHIBITED:

(a) No portion of any lot shall be used for storage or disposal of any toxic or hazardous waste as same may be defined, and, from time to time, re-defined by applicable law or regulation.

7. SIGNS OR ADVERTISING:

(a) No sign of any kind shall be displayed to public view on any lot except one professional sign or no more than four (4) feet by eight (8) feet for identification, sale or rent. This provision does not apply to signs at the entrance to individual lots which are for the purpose of identification of ownership.

8. FURTHER SUBDIVISION:

(a) No lot originally sold out of the Property shall be further subdivided into smaller tracts unless unanimous consent is given by all property owners in the subdivision. In order to apply for further subdivision, plans and specifications of all structures to be constructed must be submitted to all landowners. In no event shall further subdivision be less than five (5) acre lots. Provided further, however, partial release of portion of tracts from liens, which releases may be required in order to obtain financing for improvements on the lot, shall not be considered as a subdivision of a lot.

(b) Single Family Dwellings and other structures on subdivided lots must meet requirements as set forth in Paragraph 2, a and b.

9. OFFENSIVE ACTIVITY PROHIBITED:

(a) No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the subdivision. Such prohibited activities may include, but are not limited to, the accumulation of garbage, junk vehicles, or parts thereof, junk appliances, trash, rubbish, dilapidated structures or any advertising structure of any kind.

10. SEVERANCE OF UNENFORCEABLE COVENANT:

(a) In the event any of the hereinabove provided restrictive covenants shall be deemed unenforceable for any reason, such determination shall not be deemed as affecting any other restrictive covenant shall be deemed as having been severed in its entirety from these restrictive covenants as though the same had not been included herein.

11. ENFORCEMENT AND MODIFICATION:

(a) Any owner of any interest in any portion of any lot shall have the authority to enforce any of the restrictive covenants provided for herein by seeking injunctive relief, in addition to any claims for damages, in any State Court exercising subject matter jurisdiction over the matter brought before the court in the form of a complaint. No person or groups of persons owning interests in the subdivision or any portion thereof, shall have the authority to modify or waive any restrictive covenant provided herein without the joinder of all other persons owning an interest in any portion of the subdivision. Furthermore, at any time and from time to time, after twenty-five (25) years from the date of this instrument, the covenants shall be automatically extended for successive periods of ten (10) years unless the owners of seventy-five (75) percent of the acreage in the subdivision modify these restrictions by instruments duly executed by such owners and filed for public record in Colorado County, Texas, and by serving a copy of such modification(s) upon all other owners of record of such subdivision.

Executed this _____ day of _____, 2018.

This instrument was acknowledged before me on the _____ day of _____, 2018 by _____.

NOTARY PUBLIC, STATE OF TEXAS

This instrument was acknowledged before me on the _____ day of _____, 2018 by _____.

NOTARY PUBLIC, STATE OF TEXAS