River Ridge Ranch

Blanco County, Texas

The following are restrictions affecting the above described real property and will be included in the deed of conveyance and shall be deemed covenants running with the land, to-wit:

1   There shall be no mobile homes installed on the property. Cabins and Barndominiums are allowed. Main residential dwellings shall be a minimum of 1100 square feet.

2.   All perimeter fences erected on any tract shall be of new material and erected in accordance with professional fence building standards regarding quality and appearance.

3.   Except for placement of entrance and other gates, fences, roadways, wells, well houses, and septic systems, nothing shall be stored, placed or erected on any tract nearer than 50 feet from any boundary line of such tract.

4.   Livestock are allowed, there shall be no commercial livestock feeding operation conducted on the property.

5.   Abandoned or inoperative equipment, vehicles or junk shall not be permitted on any tract. Property owners are to keep their respective tract of land clean and neat in appearance and free of litter at all times.

6.   Any livestock feeders and/or structures of any kind shall be a minimum of 50 feet from any property line, fence or road and shall not be visible from any public road.

7.   Any owner or owners may enforce the restrictions.

HS Lands Holding-Lampasas, LLC and/or assignee or tenants shall have the right to graze cattle or livestock on any owner's tract until such time as owner has enclosed the owner's tract by fence; and each owner and their respective heirs, successors and assigns, by acceptance of title to an interest in a tract, hereby agree to indemnify and hold harmless HS Lands Holding-Lampasas, LLC (and their respective tenants or assignees), from and against, and hereby waive and release any claims or causes of action such owner may have with respect to any injuries to any persons or any damages to any properties that may be caused by livestock on an owner's tract.

Tract Number and Legal Description:_____

_____

_____

Date

_____

Signature

03/01/2017