

RED HAWK ESTATES
AT
LONE MAN CREEK

RESTRICTIONS 1326 395

STATE OF TEXAS

COUNTY OF HAYS

That we, Herbert Henry Fields, Jr., Mary Ann Fields, Allen Lee Fields and Willene Vaughan, the owners of lots in Red Hawk Estates at Lone Man Creek, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 7, Page 308, Hays County Plat Records, do hereby impose the following covenants, conditions, and restrictions upon all the lots in said subdivision, to-wit:

1. All lots and tracts shall be used and occupied for residential purposes only, and no part of any such lots shall ever be used for business or commercial purposes, provided, however, this does not preclude the owner from (i) building a guest quarter or garage apartment for rental purposes; or (ii) from utilizing the guest quarters, garage apartment or main house for a bed and breakfast operation. Not more than one unit on the premises shall be used for rental purposes or a bed and breakfast operation.
2. Any lot may be further subdivided provided, however, that no lot following such resubdivision shall ever be less than one and one-half (1 1/2) acre.
3. No residence erected on any of said lots shall have a total floor living area of less than 1000 square feet, exclusive of garages, carports and porches. Only one residence and one guest quarter shall be permitted on a one and one-half (1 1/2) acre lot.
4. No mobile home or manufactured home of any nature shall be placed in the subdivision and used as a residence.
5. No goats, poultry, hogs or swine shall be permitted on any lot. A lot owner may have household pets and keep up to one or two horses on a lot.
6. None of said lots shall ever be used, kept or maintained as a dumping ground for rubbish, trash, garbage, or other waste, and same shall not be kept on said property except in sanitary conditions. No lots shall be used for automotive vehicle wrecking or storage, or storing of automobile parts.
7. No mining or drilling for oil, gas, or other minerals shall be permitted on any lot.
8. These covenants, conditions and restrictions shall be deemed running with the land and shall be binding on the owners of Red Hawk Estates at Lone Man Creek, their heirs or assigns, and all persons claiming under them or their heirs or assigns for a period of twenty (20) years from the date hereof, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the then owners of the lots in said subdivision shall be recorded in the Official Public Records of Hays County, Texas, at any time prior thereto agreeing to change said covenants, conditions, and restrictions, in whole or in part.
9. If any person or persons shall violate or attempt to violate these covenants, conditions and restrictions, or any of them, it shall be lawful for any person owning any interesting any of the lots in said subdivision to prosecute proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant, condition or restriction, either to prevent or to correct such violation, and to recover damages or other relief for such violation.

10. If any of the foregoing covenants, conditions and restrictions shall be invalidated by any judgment or other court order, the remaining covenants, conditions and restrictions shall not be affected thereby and they shall remain in full force and effect.

Executed this 17th day of April, 1997.

Herbert H. Fields Jr.
Herbert Henry Fields, Jr.

Mary Ann Fields
Mary Ann Fields

Allen Lee Fields
Allen Lee Fields

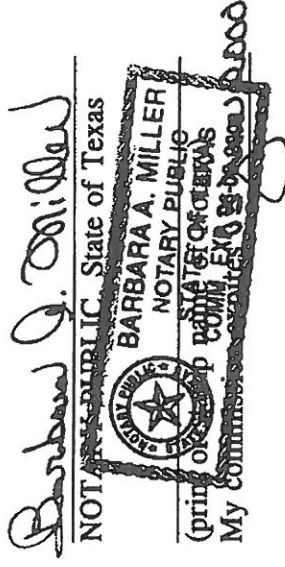
Willene Vaughan
Willene Vaughan

ACKNOWLEDGMENT

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COUNTY OF HAYS

This instrument was acknowledged before me on this 7th day of April, 1997,
by Herbert Henry Fields, Jr.



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STATE OF TEXAS

COUNTY OF HAYS

This instrument was acknowledged before me on this 7th day of
April, 1997, by Mary Ann Fields.

Barbara A. Miller
NOTARY PUBLIC, State of Texas

(print or stamp name of Notary)
My commission expires 03 March 2000

