

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

RECITALS

JANA SCHRIER AND THOMAS BATES, (referred to herein as “Declarant”) is the owner of the following described “Property”.

That certain property shown in **EXHIBIT “A”** and as legally described as **AW0819 AW0819 - I. & G.n.r.r. Co. Sur., ACRES 64.645, & AW0765- I. & G.n.r.r. Co. Sur.**

Declarant desires to impose upon the Property certain protective covenants, conditions, restrictions, liens, and charges hereinafter set forth; and

Nothing herein contained shall be construed to require Declarant to impose these, or similar, Covenants, Conditions and Restrictions (“CCR’s”) on any property other than the specific property designated herein. Declarant does not represent that any adjoining property is intended to become part of a uniform plan of development with the Property described herein and these CCR’s shall not restrict the use of any nearby or adjoining property.

These Covenants, Conditions and Restrictions become null and void and no longer valid on April 1, 2030.

COVENANTS, CONDITIONS AND RESTRICTIONS

NOW, THEREFORE, it is hereby declared: (I) all of the property shall be held, sold, conveyed, and occupied subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the Property until termination on April 1, 2030 and shall be binding on all parties having any right, title, or interest in or to the Property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof; and (II) that each contract or deed which may hereafter be executed, delivered, and accepted subject to the following covenants, conditions, and restrictions regardless of whether or not the same are set out or referred to in said contract or deed:

- 1) This Property shall be used only for single family residential purposes.
- 2) 20+ acre tracts can be subdivided in to no more than two equally sized tracts and 30+ acre tracts can be subdivided in to three equally sized tracts or as approved by Declarant. No tract shall be less than 10 acres and each tract shall have no more than one home on each tract.
- 3) The residence must be site built and no more than two stories. There shall be no mobile or manufactured homes permitted on the Property at any time.
- 4) A temporary living structure shall be allowed on the Property during home construction for a period not to exceed one year.
- 5) No noxious activities shall be allowed.

- 6) The Property shall not be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. These shall be such as to prevent stray animals and wildlife from scattering trash and garbage on premises.
- 7) No commercial businesses or commercial business activity shall be allowed on the Property unless approved by the declarants. A home office within the residence shall be permitted.
- 8) Pets raised/boarded for commercial purposes are not allowed. Livestock can be kept for satisfying agricultural property tax exemption (no more than 1 pig at any time). Horses are allowed.

Executed this the _____ day of _____, 2020

DECLARANT:

By: _____

Jana Schrier

By: _____

Thomas Bates

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on _____, 2020 by

Jana Schrier and Thomas Bates

Notary Public, State of Texas