

RESTRICTIONS

SPARERIB ESTATES

The following restrictions shall be binding on each owner and his successors in title and are for the benefit of all of the owners of tracts in Sparerib Estates.

A. No commercial operations such as feed lots, hogs, turkeys, or junk-yard businesses or operations shall be maintained on any of the tracts, and the premises shall not be stocked with livestock in such a number to require heavy supplemental feeding thereby creating a nuisance. No fowls or animals shall be kept on the premises in such numbers or manner to create a nuisance. No noxious or offensive trade or activity shall be carried on upon the tract nor shall anything be done thereon which may be or become an annoyance or a nuisance to the adjoining property owners.

B. The premises herein conveyed shall be used only for homesites of single-family dwellings and not for any retail or commercial business without written permission from Grantor or his assigns.

C. Residences upon this land shall be of permanent construction and shall never be a trailer, mobile home, portable building, or a home moved from another location.

D. Any two-bedroom residence shall contain at least 1,000 square feet of heated living area, and any three-bedroom residence shall contain at least 1,200 square feet of heated living area. All residences shall consist of at least 50% masonry or masonry veneer at the ground level and shall be at least 20 feet from any road or property line.

E. Temporary use of a camper or camper-trailer by the owners' immediate family shall be permitted during construction only for a period not to exceed six months.

F. Owner shall maintain his tract in a clean and orderly condition at all times.

G. Installation of a septic-tank soil-absorption sewage disposal system shall be in accordance with minimum recommendations of the Division of Sanitary Engineering, Texas State Department of Health. Each residence shall contain at least one, three-piece bathroom and the usual kitchen plumbing facilities in accordance with modern building practices, all properly connected to the previously mentioned sewer system.

H. Trash, garbage, or other waste material shall not be kept except in sanitary containers. Incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and shall be within reach of a water hydrant and water hose. No open-trash pits shall be permitted. Material of any kind stored on said property shall be arranged in an orderly manner and shall be allowed only so long as seller in its best and sole judgment deems such storage to be in the best interest of the other property owners.

I. Vehicles which are not in running order shall not be kept on a tract over 60 days unless such vehicle is kept in a closed garage.

J. Speed limit from the county road into all parts of the subdivision shall be voluntarily limited to 20 m.p.h.

K. In consideration of the safety of all owners and the general public, no hunting with firearms shall be permitted.

L. The property may be resubdivided by owner or his successors as long as such resubdivision does not cause any tract to be smaller than 1/4 acres in size.

EXHIBIT "C"

VOL 364 PAGE 82

M. An assessment of fifty (\$50.00) dollars per tract per year shall run against each tract adjacent to the Sparerib Estates roadway for its maintenance. Such assessment shall be and is hereby secured by a lien on each tract respectively which is adjacent to such roadway and shall be payable to Grantor or his assigns on the first day of January of each year commencing January 1, 1978. Grantor may appoint at his discretion a Property Owners Committee consisting of three members for purpose of enforcing the restrictions and maintaining the roadways. In the event of the death or resignation of any member of said committee the remaining member or members shall have authority to act until the member or members have been replaced. In the event of death or resignation of any members of the remaining member or members shall designate a successor(s).

N. These restrictions may be from time to time amended by a majority vote of the Property Owners Committee. Such alteration, amendment, or deletion of any of the restrictions herein will be effective and binding and will be filed in the deed records of Burnet County, Texas. Enforcement of any of the restrictions may be by suit by or on behalf of the Property Owners' Committee or by or on behalf of any owner of any tract or by Robert J. Rogers against any person, firm or corporation violating or about to violate any of these restrictions. In the event enforcement actions are instituted and the enforcing party prevails, then court costs and reasonable attorneys fees shall be assessed by the court against the violator.

O. Each tract owner shall install adequate drainage along the roadway entrance to the tract thereby allowing water to properly drain and preventing the ditch lines from being blocked.

P. Grantor reserves the right to grant easements for utility line purposes along the roadway into Sparerib Estates.

Q. Invalidation of any one or more of these covenants and restrictions by judgment of any court shall in no wise alter any of the other covenants, restrictions and provisions herein contained, which shall remain in full force and effect.

Vol. 364 PAGE 83