

Land Restrictions for 6.50 Acre Tract

Whereas the undersigned owners of the property hereinafter described and located in Blanco County, Texas have heretofore filed plats of such 6.50 acres in the County Clerk Office, Blanco County, Texas with certain restrictive covenants affecting such land for the protection of all future property owner of said 6.50 acres.

Now therefore the undersigned do hereby declare the creation and existences of the certain restrictive covenants as hereinafter set forth and declare that said restrictions and covenants shall run with the land hereinafter described and to be binding on all parties hereto and all parties who are or shall become parties in interest to said land. The property covered and affected by the covenants set forth herein and the restrictions applicable thereto is described as follows, to-wit,

A description of a 6.50 acre tract of land situated in the Elijah Marshall Survey No. 175 Abstract No. 393 and being a portion of that certain tract called to contain 23.684 acres conveyed to Conrad S. Carbary and wife Lucia K. Carbary in Volume 90, Page 755 of the Deed Records of Blanco County, Texas; and being more particularly described on Attachment A, Page 1 of 1, and Attachment B, Page 1 of 1.

The restrictions and protective covenants herein referred to are as follows:

1. No structure shall be erected, altered, placed, or permitted to remain on said 6.50 acre tract other than one single family site built dwelling and such structure(s) are as incidental to residential use, such as a private garage, or storage room, or livestock barn. There shall be no commercial activity or business engaged on such 6.50 acre tract.
2. All dwellings and out buildings shall be finished as to the exterior within twenty-four (24) months from the start of construction.
3. The premises and improvements must be maintained in an orderly condition and in a good state of repair.
4. No off site premanufactured homes or buildings will be permitted, nor mobile homes, triple, double, or single wide units or house trailers to be used for a single family as temporary or permanent housing.
5. Towable recreational vehicles (RVs) such as travel trailers, folding camping trailers, truck campers, motorized RVs, or motor homes type A, B, and C will be allowed for temporary housing during construction period.
6. Garbage is to be disposed of in accordance with regulations of Texas Department of Public Health, by use of local garbage disposal companies, local transfer station, or community dump. No in ground trash or garbage pit or above ground metal containers or permanent or portable type garbage incinerators are allowed.

If the parties hereto, or any of them, or their heirs, successors, or assigns, shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning any real property situated or adjacent to said 6.50 acres, and hereinabove described to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction, and either to prevent him or them from so doing or to recover damages or other dues for such violation.

EXHIBIT B

Invalidation of any one of these covenants by judgment or court order shall no
wise affect any of the other provisions which shall remain in full force and effect.

The foregoing restrictive covenants may not be modified, amended, or revealed in
whole or in part.

Filed this 20 day of June 2018
1:38 P.M.

Laura Walla
County Clerk, Blanco County, Texas

By Audri K. Maly Deputy

STATE OF TEXAS
COUNTY OF BLANCO

I hereby certify that this instrument was FILED in File Number Sequence on the
date and the time stamped hereon by me and was duly RECORDED in Official
Public records of Blanco County, Texas on

JUN 20 2018



Laura Walla
COUNTY CLERK
BLANCO COUNTY, TEXAS

EXHIBIT B cont'd