

## **Property Use Restrictions – Robert Thornton Estate 154.222 Acres, Red River County, Texas**

The restrictions set forth below are hereby impressed on land that comprised the Robert Thornton Estate 153.25 Acres, resurveyed to 154.222 Acres in April 2014, in the James Riley (Righly) Survey, Abstract 1049, Red River County, Texas, as found in the deed records of Red River County in Volume 733 Page 9, dated 2017-07-17, document #61843 (“Property”) and shall run with the land for fifteen (15) years from the date of conveyance of the Property from Seller to Purchaser, unless otherwise terminated by Seller, or its successors and assigns, by a date prior to expiration date of said Restrictions:

**PROHIBITED SUBDIVISION** - The Property is subject to a deed restriction that prohibits further subdividing of parcels in any subsequent sale into any parcels smaller than the originally-offered parcel.

**LAND USE AND BUILDING TYPE** – The Property is to be used for forestry, timber production, permitted livestock or other agricultural uses, recreational and/or residential use – no commercial use is allowed except as permitted herein. No mobile home, trailer home, or premanufactured home are to be permitted on the Property. All buildings must be on foundations and maintained in good appearance at all times.

**NUISANCES** – No noxious or offensive activity shall be carried out on upon the Property, nor shall anything be done thereon which may be or become an annoyance or nuisance to any neighbor. No unsightly condition shall be permitted on the Property. No abandoned or non-working vehicle, boat, watercraft, utility vehicle, all-terrain vehicle, side-by-side, etc. shall be allowed to remain on the Property for a period in excess of thirty (30) days.

**PROHIBITED USES AND STRUCTURES** – No structure of a temporary character, such as a travel trailer, recreational vehicle, tent, garage, barn or any other similar outbuilding shall be used on the Property at any time as a temporary or permanent residence. No mobile home, trailer home, or premanufactured home shall be permitted at any time.

**ANIMALS, LIVESTOCK AND POULTRY** – No animals shall be kept, bred or maintained on the Property for any commercial purpose except as follows, provided that no government regulations are violated: livestock, however, to not include poultry and/or swine. It is the intent of this restriction to prohibit the keeping of groups of animals in such a number that they create a nuisance due to excessive noise or noxious odors brought about by keeping of such animals.

**GARBAGE AND REFUSE DISPOSAL** – There shall be no accumulation of trash allowed on the Property, and the Property shall not be used for or maintained as a dumping ground for rubbish, hazardous materials or waste. Trash, garbage or other waste must be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in clean, sanitary conditions.

**FIREARMS** – No commercial skeet, trap, pistol or rifle range operation is allowed. The discharge of air rifles, pellet guns or firearms of any type on the Property is subject to all State and County regulations.

**PROPERTY MAINTENANCE** – The Property shall be kept at all times in a neat, attractive, healthful and sanitary condition.