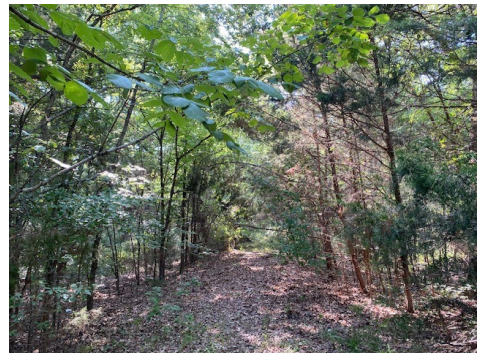


**PROPERTY INFORMATION BROCHURE ON:  
APPROXIMATELY 99.689 ACRES  
LOCATED IN THE J. M. YBARBO SURVEY A-846  
BEING OTHERWISE KNOWN AS  
TBD CR 41514, ATHENS, HENDERSON COUNTY, TEXAS 75751**





**PROPERTY INFORMATION BROCHURE ON:  
APPROXIMATELY 99.689 ACRES  
LOCATED IN THE J. M. YBARBO SURVEY A-846  
BEING OTHERWISE KNOWN AS  
TBD CR 41514  
ATHENS, HENDERSON COUNTY, TEXAS 75751**

- I. **LOCATION:** Property is located southwest of Athens, TX near the community of Shady Oaks and Tri-Cities.
- A. **Directions:** Go South of Athens on FM 2494 past Dogwood Estates to CR 41514. Turn left on CR 41514, go approximately 1.5 miles and the property is on the left. Look for a sign.
- B. **Latitude:** 32.137035                      **Longitude:** -95.925226
- II. **ASKING PRICE:**
- A. As a Whole—See website for pricing.
- B. If Divided—
1. Tract 1 (25.1623 Acres)—See website for pricing.
  2. Tract 2 (24.8423 Acres)—See website for pricing.
  3. Tract 3 (24.8423 Acres)—See website for pricing.
  4. Tract 4 (24.8423 Acres)—See website for pricing.
  5. Tract 1 and 2 Combined (50.0046 Acres)—See website for pricing.
- III. **FINANCING INFORMATION:**
- A. Existing—Clear
- B. Terms—
1. Cash
  2. Conventional
- IV. **PROPERTY DESCRIPTION:**
- A. Improvements—
1. None- Land only (property perimeter is fenced)
- B. Terrain —
1. Soil—Sandy loam soil
  2. Rolling/Hilly/Flat—Gently rolling with areas of wet weather creeks and draws
  3. Wooded or Open—Approximately 85%-90% wooded with native hardwoods
  4. % in Production – Property currently has a timber exemption. See tax section.
  5. Road Frontage—Approximately 2,165' on HCR 41514, a county maintained oil top road
- C. Water Source—
1. Community Water—Crescent Heights Water is in the area, but not at the property.
  2. Lake, Creek, Pond —Wet weather creeks on property
- D. Other Information—
1. Utilities—
    - a. Electric—TVEC (972-932-2214)
    - b. Telephone—Bright Speed (844-595-0525)
    - c. Sewer—Septic system is required

- d. Water —Crescent Heights in area but not on property
- e. Internet—Starlink or Dish Network (800-333-3474)

**\*Note: Broker does not warrant utilities. Broker advises any prospective Buyer to verify availability of utilities with various utility companies.**

- 2. Easements—
  - a. Gas pipeline gathering line that connects with gas line to transaction line.
  - b. Subject to all visible and apparent easements and any easements of record.
- 3. Restrictions—
  - a. Subject to the unrecorded restrictions included herein.

**V. TAXING AUTHORITY AND TAXES:**

- A. Henderson County
- B. Cross Roads Athens Independent School District
- C. Total Estimated Taxes—
  - 1. 99.689 Acres as a Whole—Approximately \$204.45 per year with exemptions or \$7,302.11 per year without exemptions per the Henderson County Appraisal District.
  - 2. Tract 1 (25.1623 Acres)—Approximately \$51.58 per year with exemptions or \$1,842.88 per year without exemptions per the Henderson County Appraisal District.
  - 3. Each 24.8423 Acre Tract—Approximately \$50.92 per year with exemptions or \$1,825.41 per year without exemptions per the Henderson County Appraisal District.
  - 4. Tract 1 and 2 (50.0046 Acres)—Approximately \$102.50 per year with exemptions \$3,668.29 without exemptions per the Henderson County Appraisal District.

\*At the present time, the subject property has a timber exemption. In place

**Note: Prospective Buyer is hereby given notice that the property could be subject to a Roll Back tax and Broker advises any prospective Buyer to consult the Henderson County Appraisal District.**

**VI. MINERALS:**

- A. Oil and Gas Minerals—Owner to reserve all oil, gas and other minerals not previously reserved or conveyed by Seller's predecessors in title.
- B. Surface Minerals—100% of all surface minerals owned to be conveyed. Surface minerals including but not limited to clay, lignite, iron ore, top soil, sulfur or any mineral which if mined is done by surface mining operations.

**VII. REMARKS:**

99.689 ROLLING ACRES ON CR 41514 IN ATHENS - Magnificent native hardwoods thoroughly populate this beautiful native, untouched setting! Approximately 90% wooded with scattered open patches, this property offers wildlife habitats and wet weather streams and the drainage area of Turkey Creek. Excellent homesite or just a great place to experience the country.

**\*\* Note: This material is based upon information which we, Steve Grant Real Estate LLC, consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice. Texas law requires all licensees to provide the Texas Real Estate Commission Information About Brokerage Services and the Texas Real Estate Commission Consumer Protection Notice, which can be found at [www.stevegrant.com](http://www.stevegrant.com).**





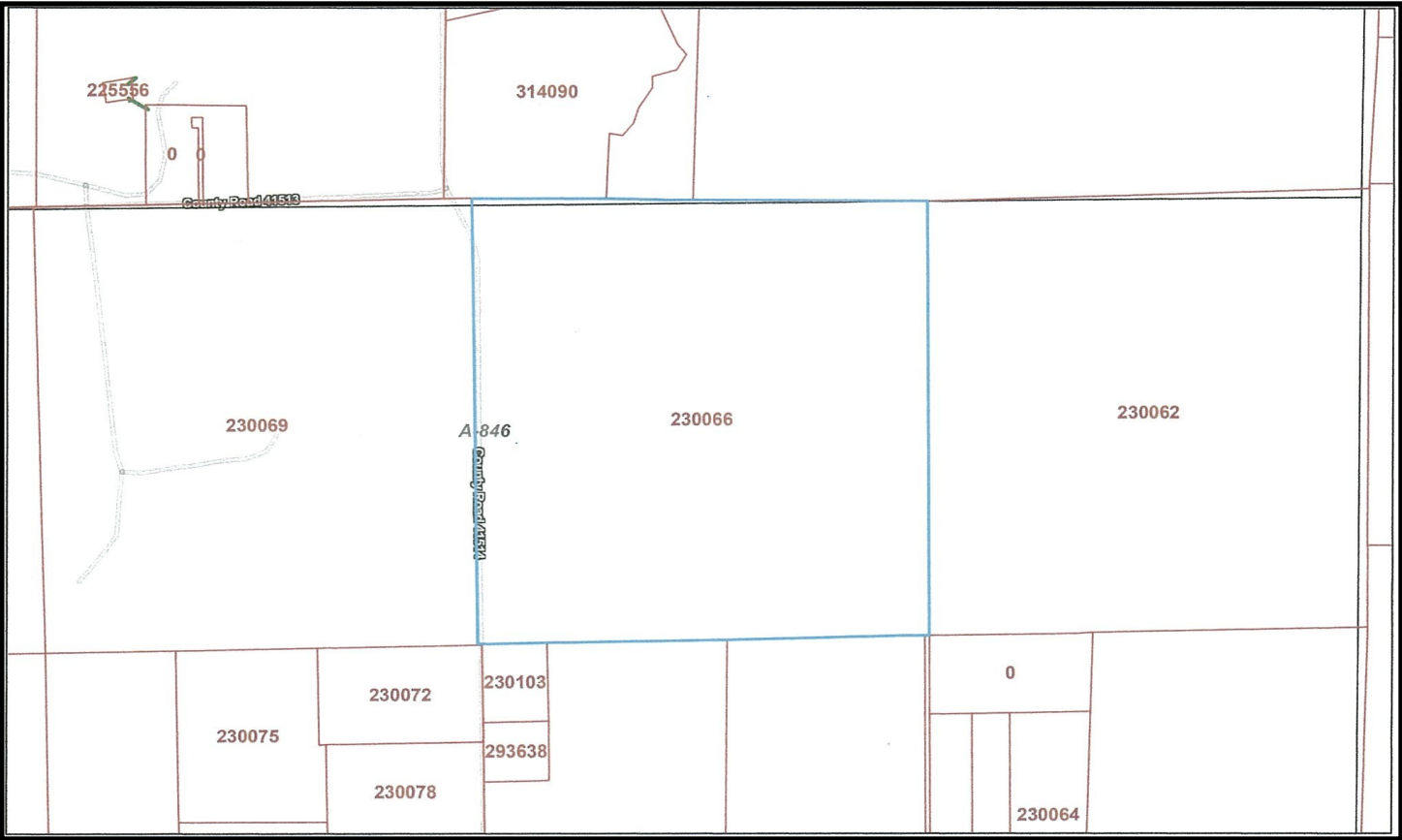




Approximate Boundary Line





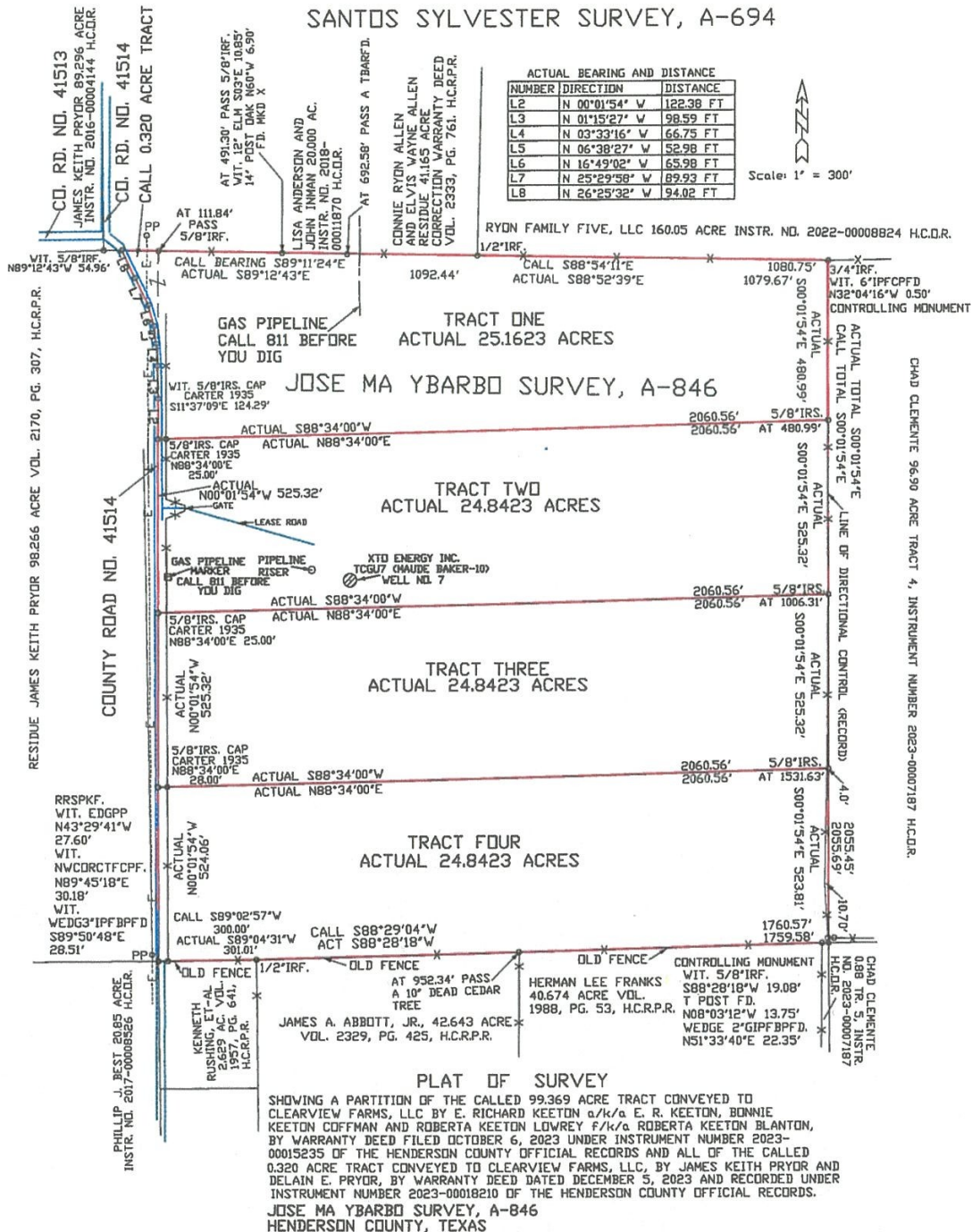




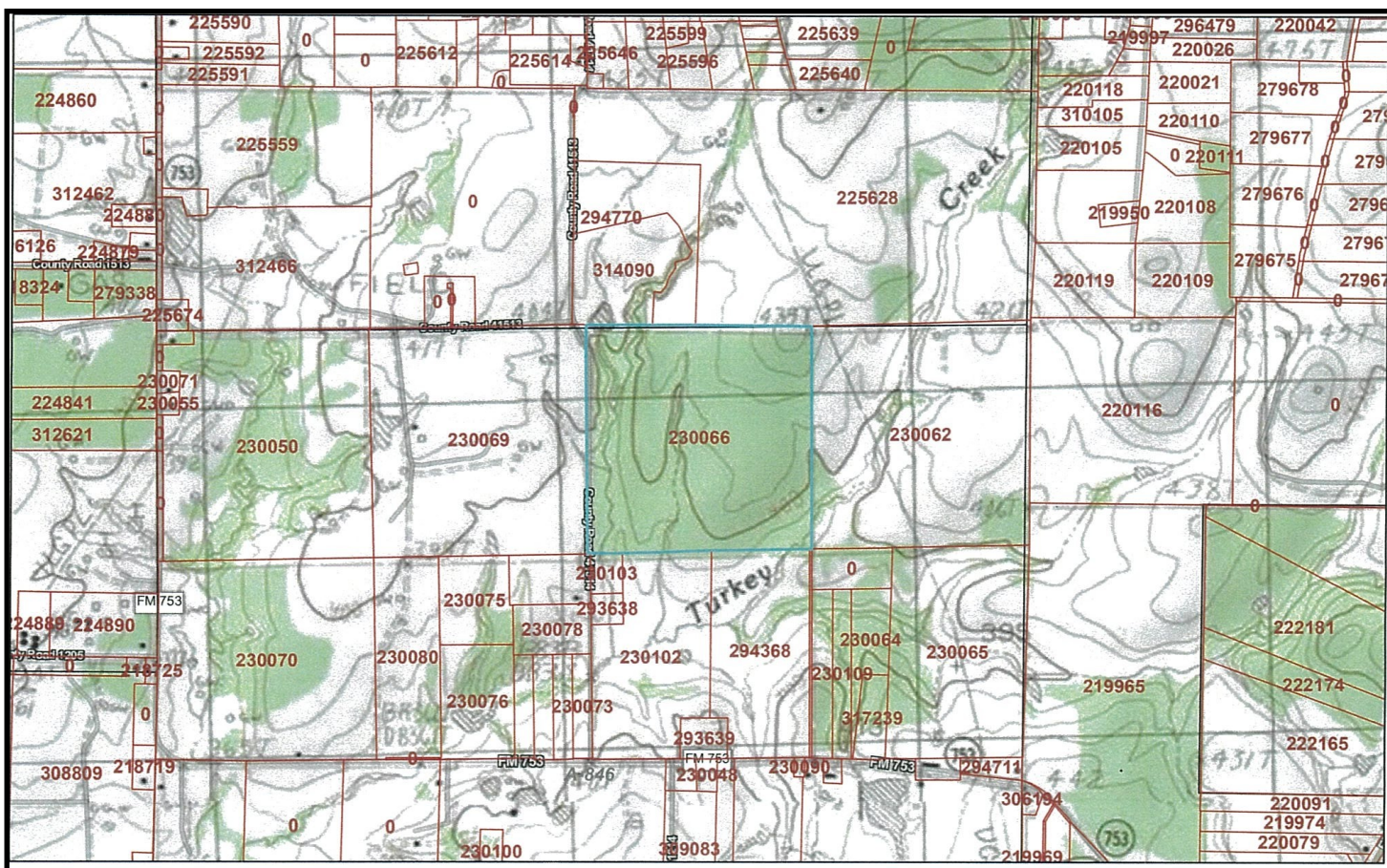
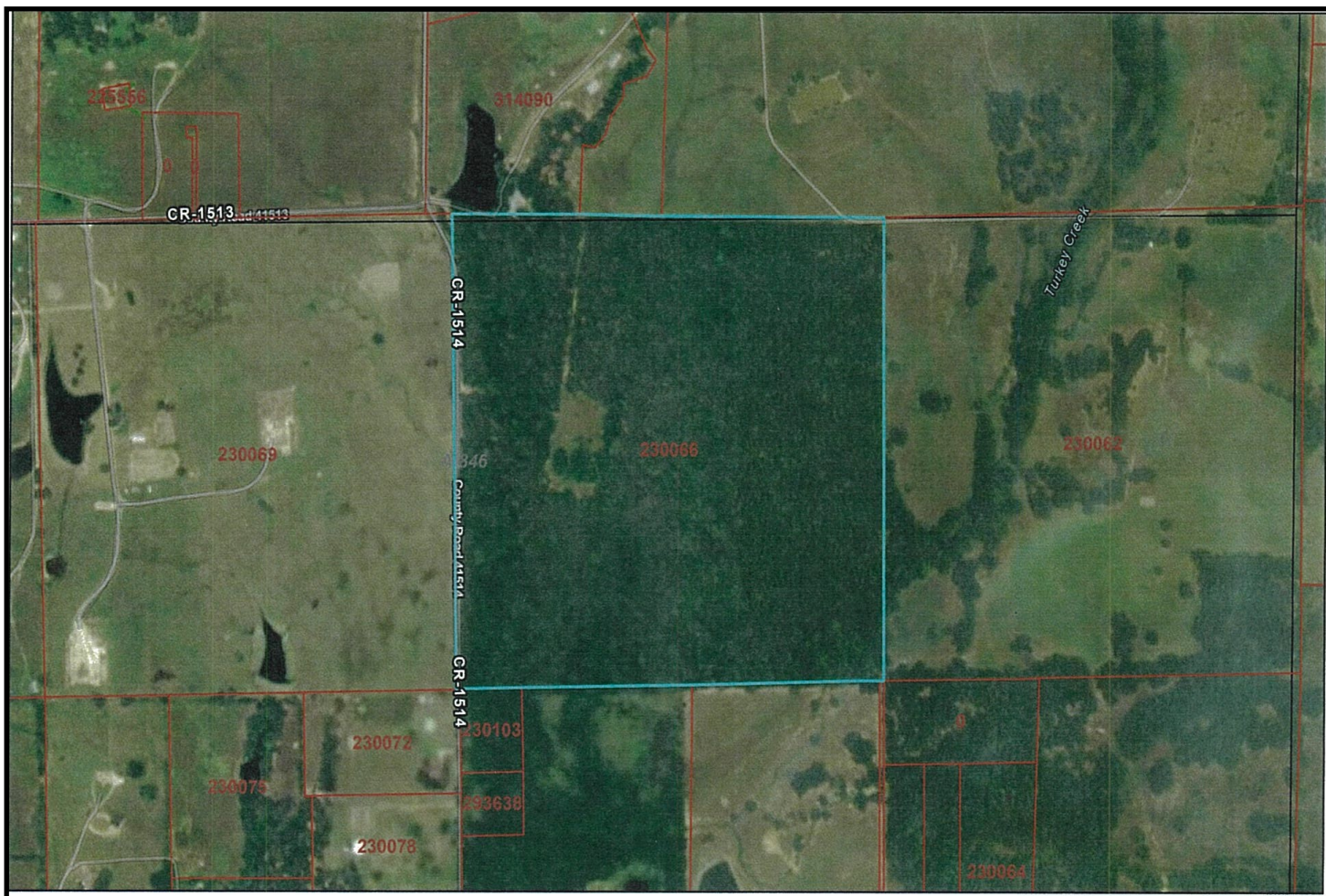
# SANTOS SYLVESTER SURVEY, A-694

NUMBER	DIRECTION	DISTANCE
L2	N 00°01'54" W	122.38 FT
L3	N 01°15'27" W	98.59 FT
L4	N 03°33'16" W	66.75 FT
L5	N 06°38'27" W	52.98 FT
L6	N 16°49'02" W	65.98 FT
L7	N 25°29'58" W	89.93 FT
L8	N 26°25'32" W	94.02 FT

Scale: 1" = 300'

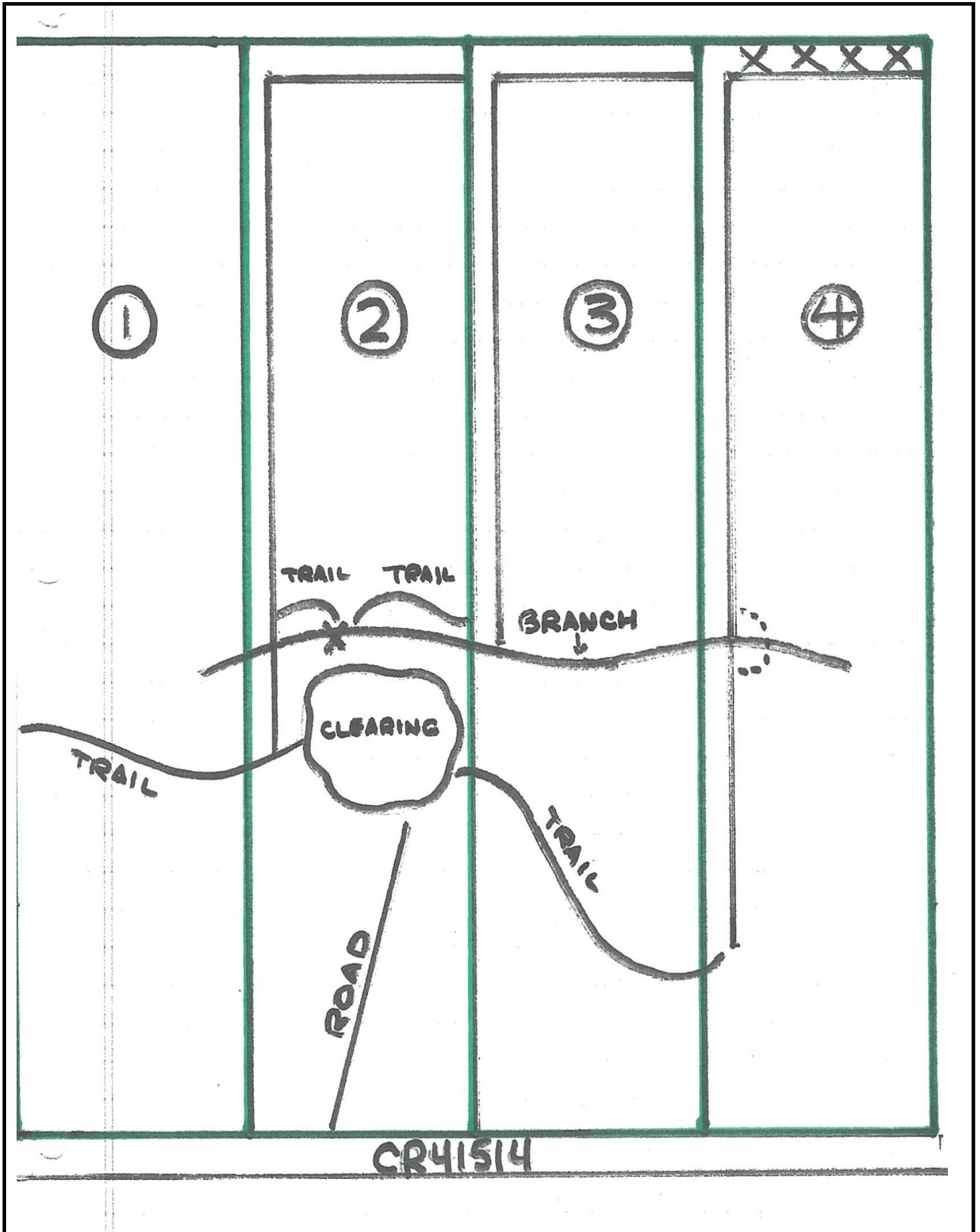






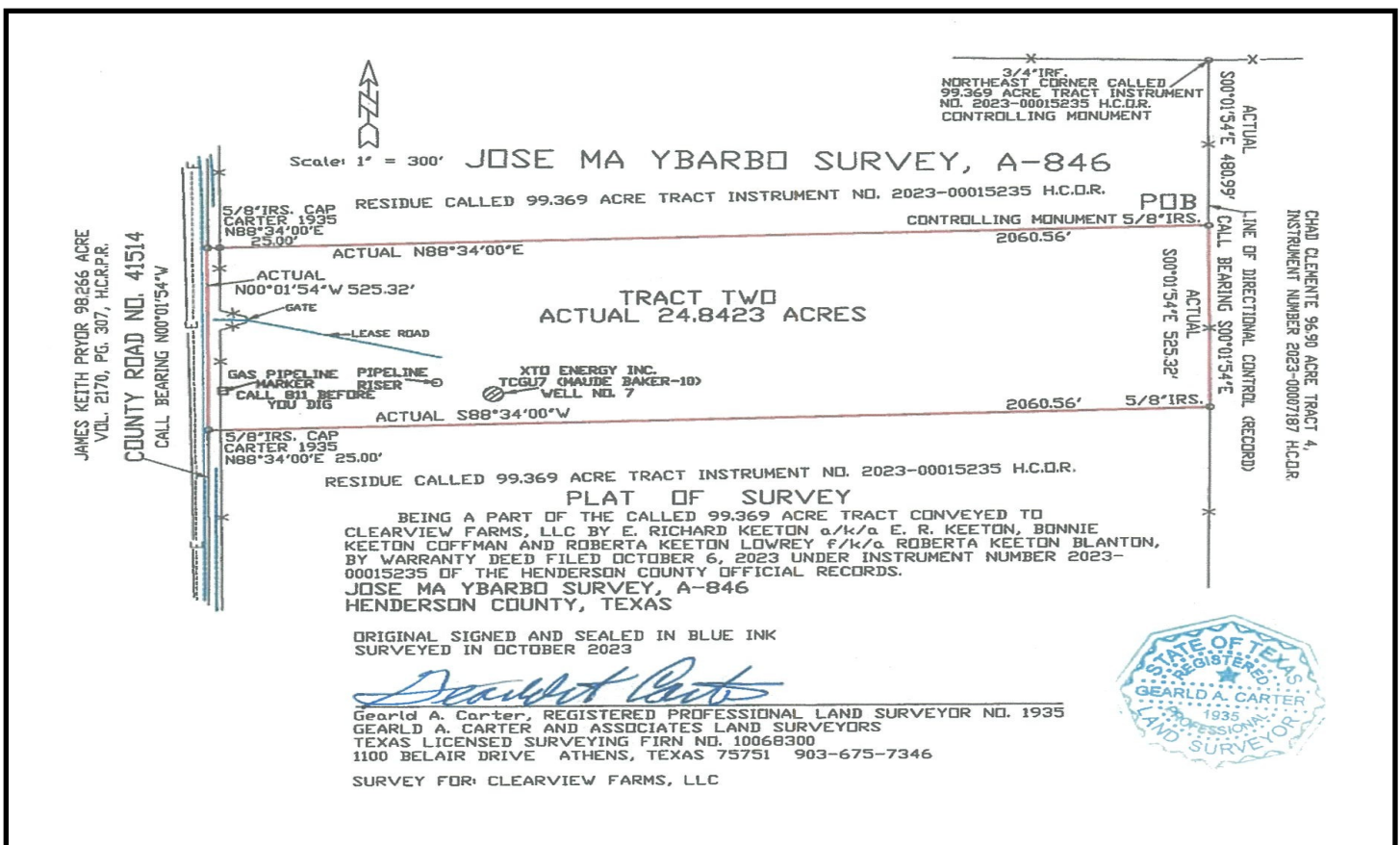
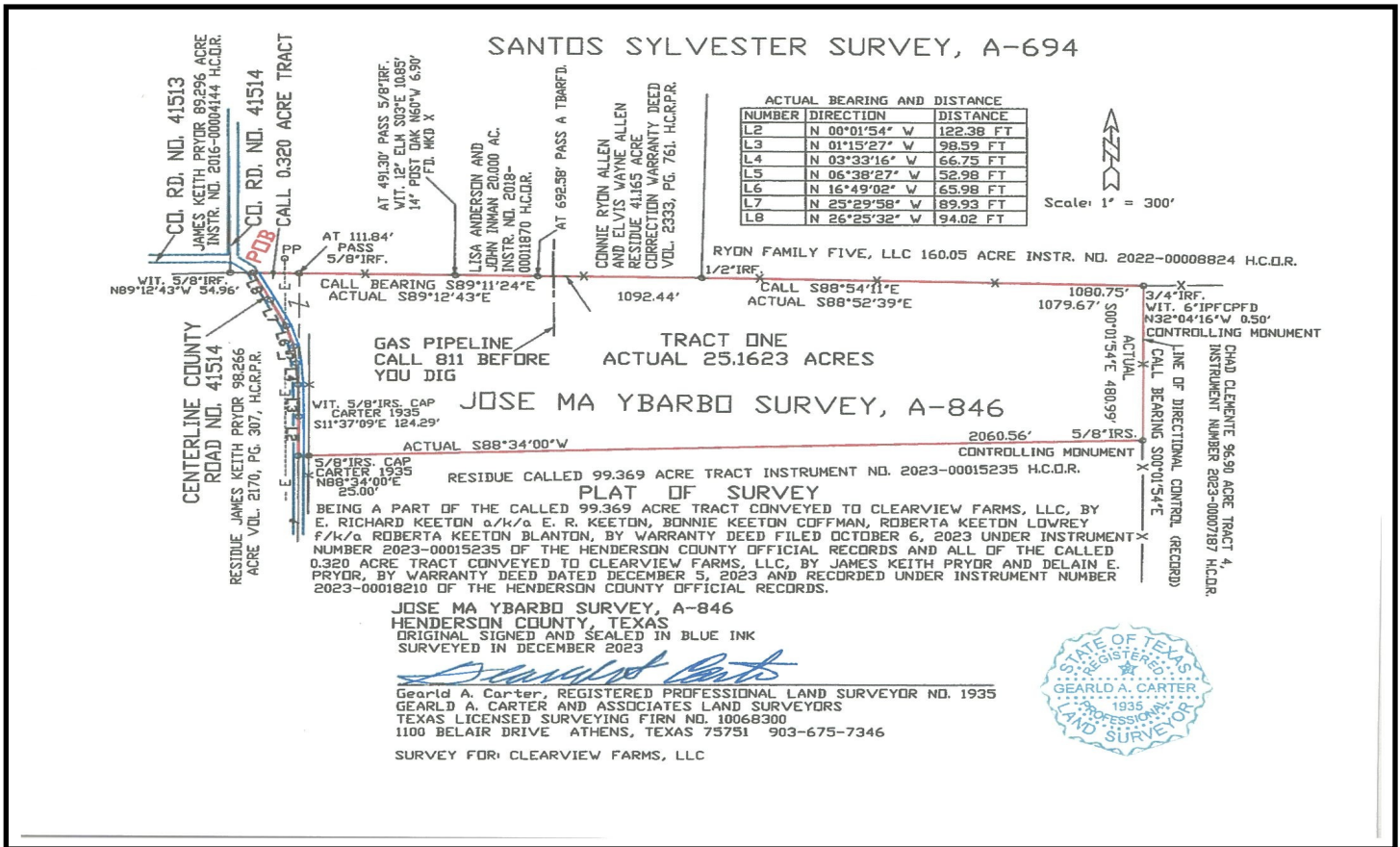


# TRAIL MAP— 99.689 ACRES



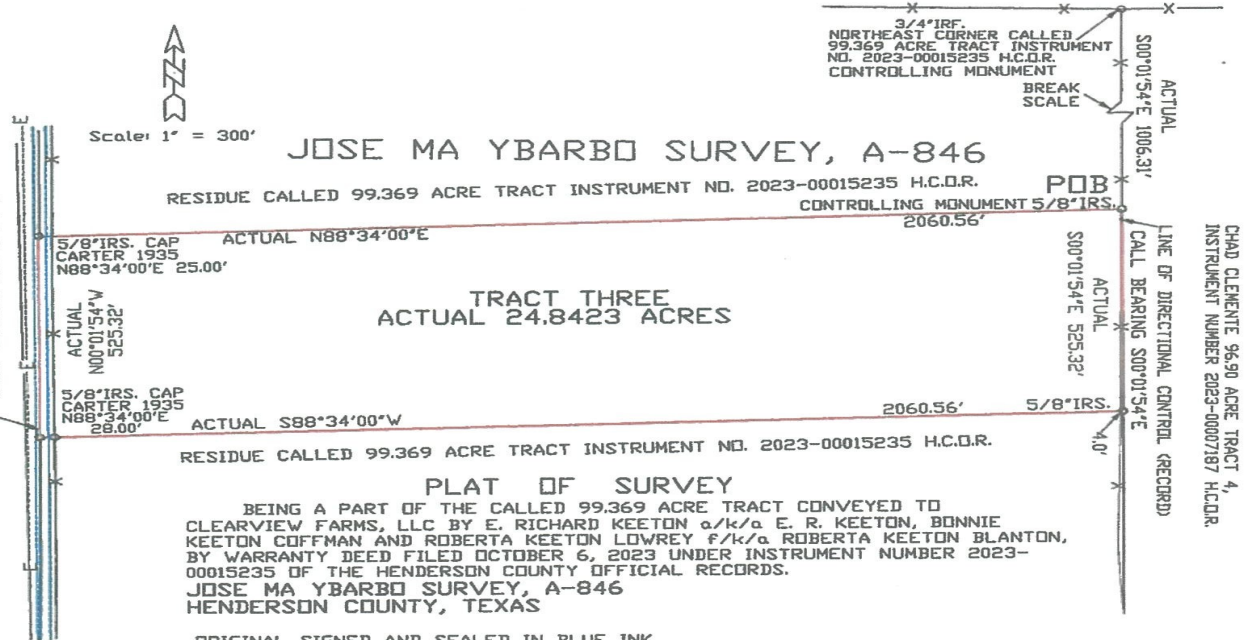


# DIVISION OF 99.689 ACRES—INDIVIDUAL SURVEYS FOR EACH TRACT





JAMES KEITH PRYOR 98.266 ACRE  
VOL. 2170, PG. 307, H.C.R.P.R.  
COUNTY ROAD NO. 41514  
CALL BEARING N00°01'54"W



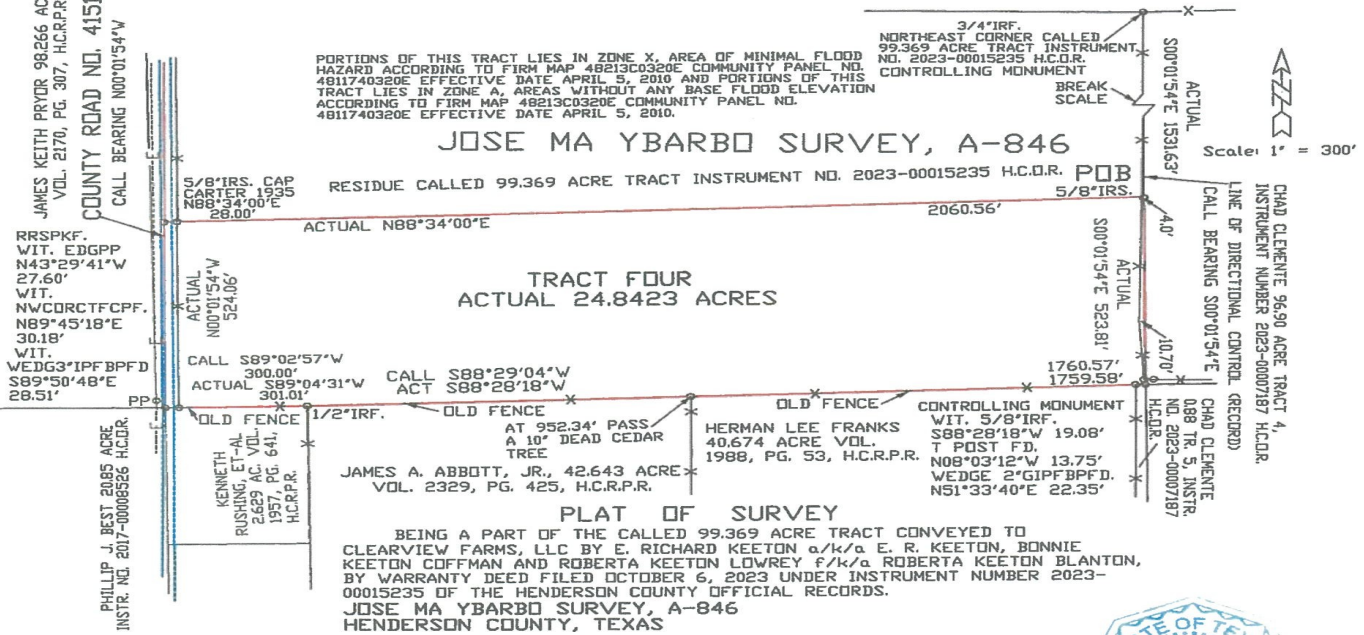
**PLAT OF SURVEY**  
BEING A PART OF THE CALLED 99.369 ACRE TRACT CONVEYED TO  
CLEARVIEW FARMS, LLC BY E. RICHARD KEETON a/k/a E. R. KEETON, BONNIE  
KEETON COFFMAN AND ROBERTA KEETON LOWREY f/k/a ROBERTA KEETON BLANTON,  
BY WARRANTY DEED FILED OCTOBER 6, 2023 UNDER INSTRUMENT NUMBER 2023-  
00015235 OF THE HENDERSON COUNTY OFFICIAL RECORDS.  
**JOSE MA YBARBO SURVEY, A-846**  
HENDERSON COUNTY, TEXAS

ORIGINAL SIGNED AND SEALED IN BLUE INK  
SURVEYED IN OCTOBER 2023

*Geard A. Carter*  
Geard A. Carter, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1935  
GEARLD A. CARTER AND ASSOCIATES LAND SURVEYORS  
TEXAS LICENSED SURVEYING FIRM NO. 10068300  
1100 BELAIR DRIVE ATHENS, TEXAS 75751 903-675-7346  
SURVEY FOR: CLEARVIEW FARMS, LLC



JAMES KEITH PRYOR 98.266 ACRE  
VOL. 2170, PG. 307, H.C.R.P.R.  
COUNTY ROAD NO. 41514  
CALL BEARING N00°01'54"W



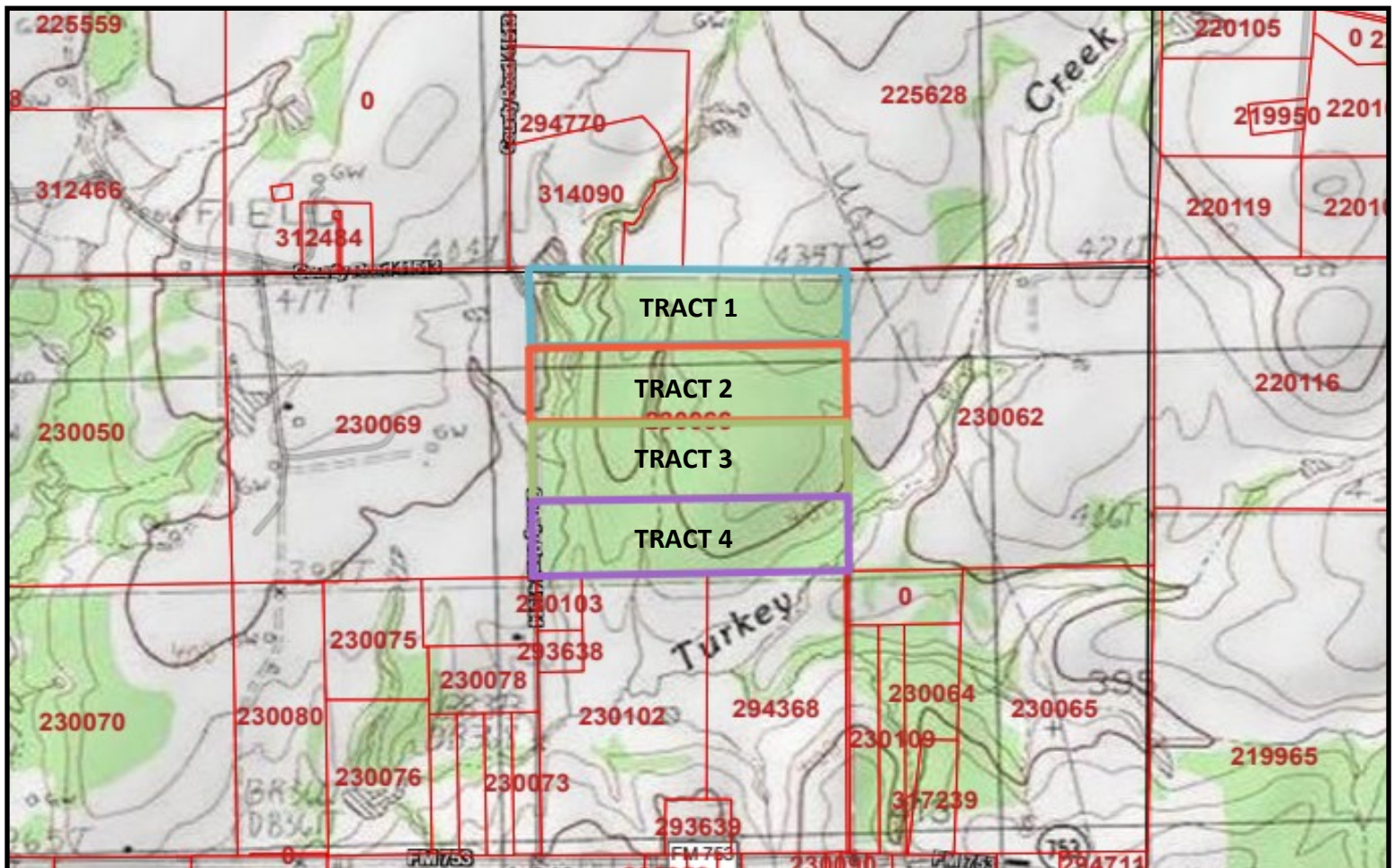
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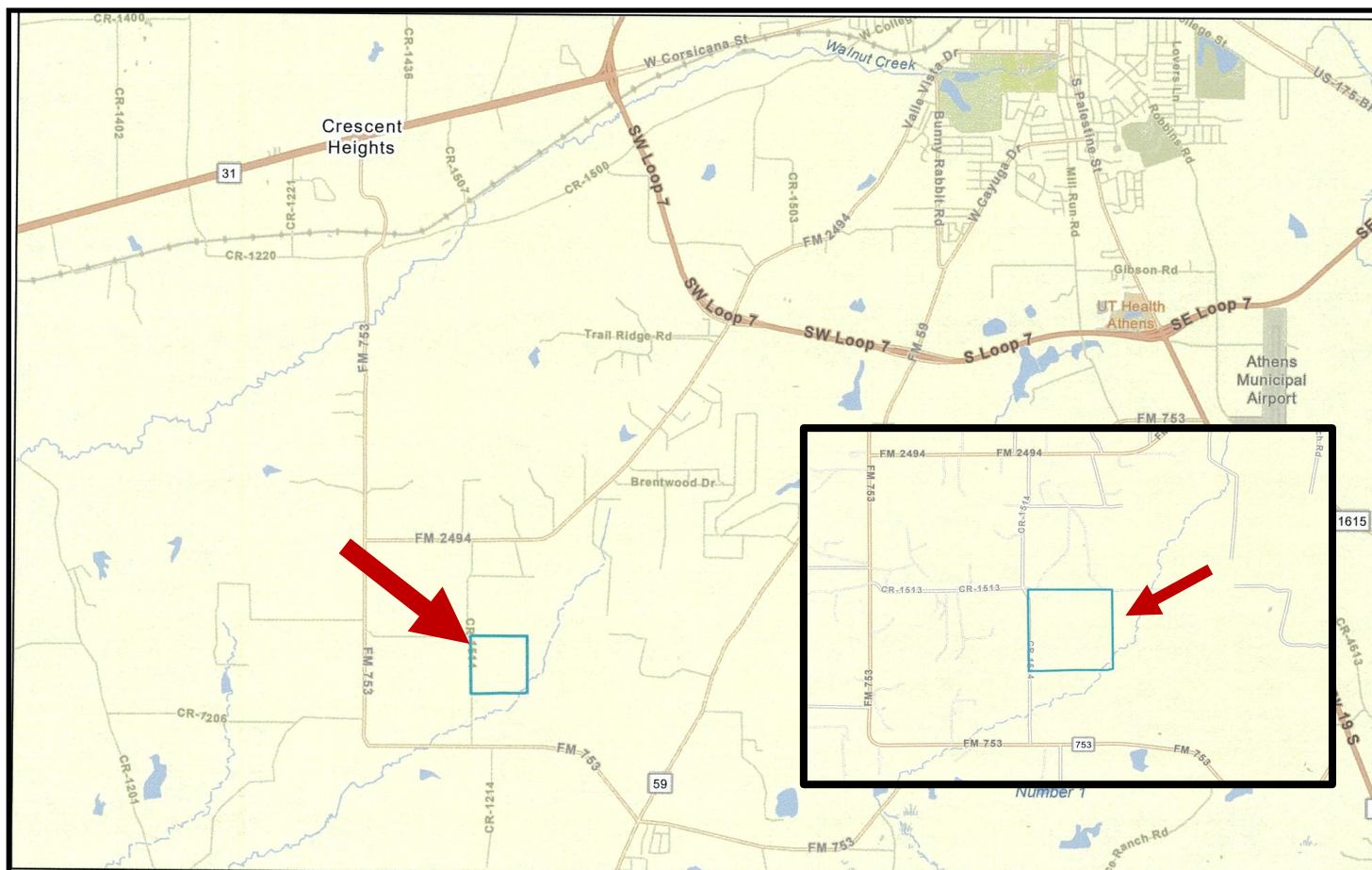
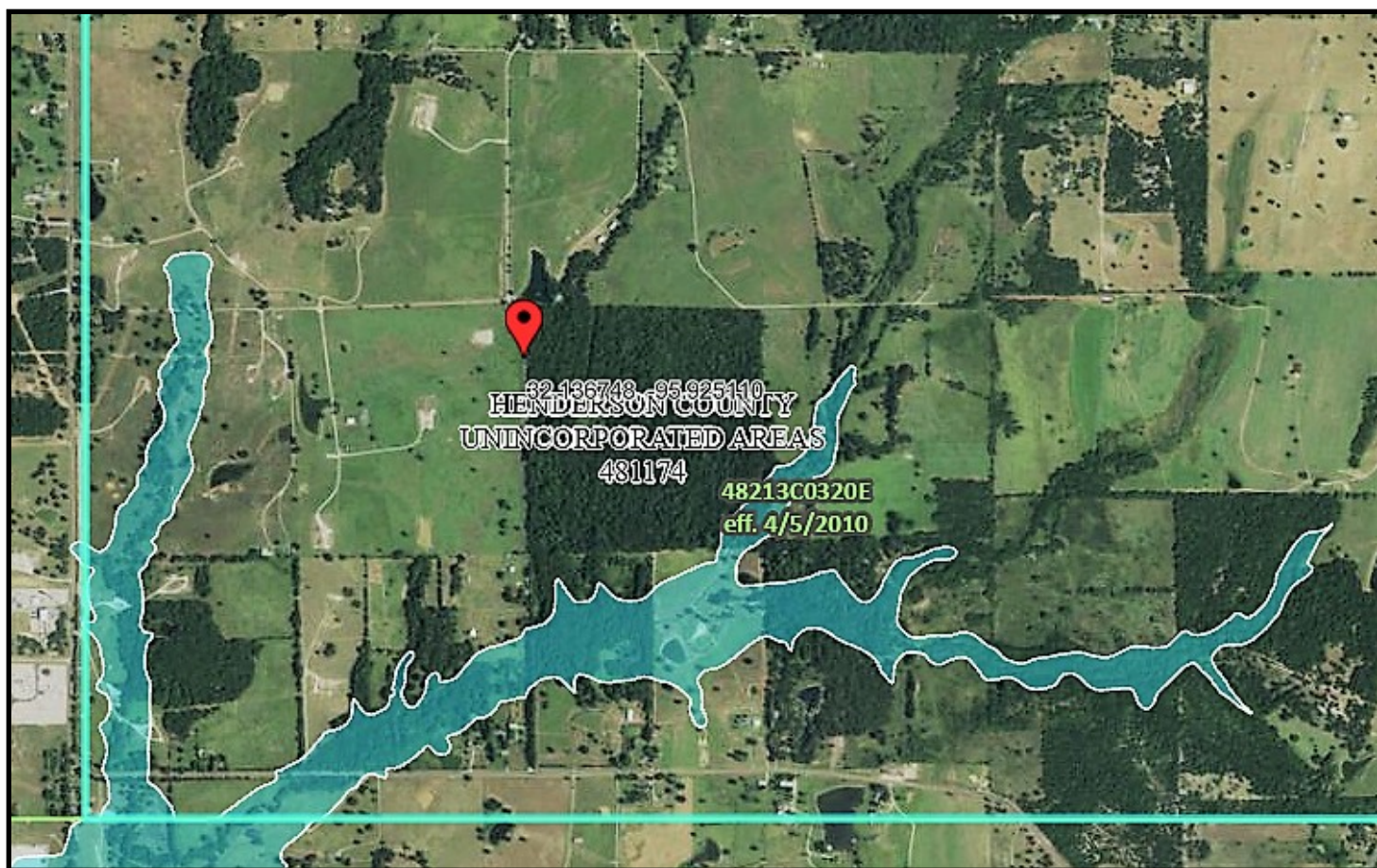
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1100 BELAIR DRIVE ATHENS, TEXAS 75751 903-675-7346  
SURVEY FOR: CLEARVIEW FARMS, LLC













## **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

This Declaration of Covenants, Conditions, and Restrictions ("Declaration") is made on the date reflected by each acknowledgment hereto, but are effective as of November 3, 2023, by **CLEARVIEW FARMS, LLC** (hereinafter referred to as "Declarant") and affect title to the following described Property:

### **TRACT ONE:**

All that certain lot, tract or parcel of land situated in Henderson County, State of Texas, on the Jose Ma Ybarbo Survey, A-846, and being all of the called 92.00 acre tract conveyed to Ranald M. Garrison, by Nelle MacDonald Garrison and husband L. D. Garrison, by Warranty Deed dated March 9, 1965 and recorded in Volume 572, Page 16, of the Henderson County Deed Records. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a ¾" iron rod found for corner at the Northeast corner of the called 92.00 acre tract, at the Northwest corner of the Chad Clemente 96.90 acre tract 4, recorded under Instrument Number 2023-00007187 of the Henderson County Official Records, in the South line of the Ryon Family Five, LLC 160.05 acre tract recorded under Instrument Number 2022-00008824 of the Henderson County Official Records, in the North line of the Jose Ma Ybarbo Survey, A-846 and in the South line of the Santos Sylvester Survey, A-694, from WHENCE a 6" iron pipe fence corner post found bears North 32 degrees 04 minutes 16 seconds West 0.50 feet;

THENCE SOUTH 00 degrees 01 minutes 54 seconds East 2055.69 feet to the Southeast corner of the called 92.00 acre tract and the northeast corner of the Chad Clemente 0.88 acre tract 5, recorded under Instrument Number 2023-00007187 of the Henderson County Official Records, from WHENCE a 5/8" iron rod found at the Northeast corner of the Herman Lee Franks 40.674 acre tract recorded in Volume 1988, Page 53, of the Henderson County Real Property Records bears South 88 degrees 29 minutes 04 seconds West 20.00 feet, a T post found at a fence corner bears North 07 degrees 58 minutes 34 seconds West 14.00 feet and the West edge of a 2" galvanized iron pipe fence brace post found bears North 51 degrees 11 minutes 57 seconds East 22.55 feet;

THENCE SOUTH 88 degrees 29 minutes 04 seconds West along the occupied South line of the called 92.00 acre tract and along the North line of the said Herman Lee Franks 40.674 acre tract at 952.34 feet pass a 10 inch dead Cedar tree found at his Northwest corner and the Northeast corner of the James A. Abbott, Jr., 42.643 acre tract recorded in Volume 2329, Page 425, of the Henderson County Real Property Records and continuing along the occupied South line of the called 92.00 acre tract and along the North line of the said James A. Abbott, Jr., 42.643 acre tract in all 1760.57 feet to a ½" iron rod found for corner at his northerly Northwest corner and the Northeast corner of the Kenneth Rushing, et-al 2.629



acre tract recorded in Volume 1957, Page 641, of the Henderson County Real Property Records;

THENCE SOUTH 89 degrees 02 minutes 57 seconds West along the occupied South line of the called 92.00 acre tract and along the North line of the said Kenneth Rushing, et-al 2.629 acre tract 300.00 feet to a railroad spike set for corner in County Road No. 41514 at the Southwest corner of the called 92.00 acre tract and at the Northwest corner of the said Kenneth Rushing, et-al 2.629 acre tract, from WHENCE the East edge of a power pole found bears North 43 degrees 29 minutes 41 seconds West 27.60 feet, the Northwest corner of a cross tie fence corner post found bears North 89 degrees 02 minutes 57 seconds East 29.07 feet and the West edge of a 3" iron pipe fence brace post found bears North 89 degrees 58 minutes 23 seconds East 27.68 feet;

THENCE NORTH 00 degrees 01 minutes 54 seconds West along the West line of the called 92.00 acre tract and along County Road No. 41514, 2141.77 feet to a 5/8" iron rod set for corner at the Northwest corner of the called 92.00 acre tract, in the South line of the Lisa Anderson and John Inman 20.000 acre tract recorded under Instrument Number 2018-00011870 of the Henderson County Official Records, in the North line of the Jose Ma Ybarbo Survey, A-846 and in the South line of the Santos Sylvester Survey, A-694, from WHENCE a 5/8" iron rod found at the called Northeast corner of the James Keith Pryor 98.266 acre tract recorded in Volume 2170, Page 307, of the Henderson County Real Property Records bears North 89 degrees 11 minutes 24 seconds West 55.40 feet and a 5/8" iron rod found at the Southeast corner of the James Keith Pryor 89.296 acre tract recorded under Instrument Number 2016-00004144 of the Henderson County Official Records and the Southwest corner of the said Lisa Anderson and John Inman 20.000 acre tract bears North 89 degrees 11 minutes 24 seconds West 166.80 feet;

THENCE SOUTH 89 degrees 11 minutes 24 seconds East along the occupied North line of the called 92.00 acre tract, the South line of the said Lisa Anderson and John Inman 20.000 acre tract, the North line of the Jose Ma Ybarbo Survey, A-846 and the South line of the Santos Sylvester Survey, A-694, at 379.46 feet pass a 5/8" iron rod found and from said 5/8" iron rod found a 12" Elm bears South 03 degrees East 10.85 feet and a 14" Post Oak bears North 60 degrees West 6.90 feet, both trees were found marked X with two hacks above and below the X and continuing at 580.74 pass a T bar found at the Southeast corner of the said Lisa Anderson and John Inman 20.000 acre tract and continuing in all 979.51 feet to a 1/2" iron rod found for corner at the Southeast corner of the residue of the Connie Ryon Allen and Elvis Wayne Allen 41.165 acre tract shown in Correction Warranty Deed recorded in Volume 2333, Page 761, of the Henderson County Real Property Records and at the Southwest corner of the said Ryon Family Five, LLC 160.05 acre tract;

THENCE SOUTH 88 degrees 54 minutes 11 seconds East along the occupied North line of the called 92.00 acre tract, the occupied South line of the said Ryon Family Five, LLC 160.05 acre tract, the North line of the Jose Ma Ybarbo Survey, A-846 and the South line



of the Santos Sylvester Survey, A-694, 1080.75 feet to the place of beginning and containing 99.369 acres of land.

TRACT TWO:

All that certain lot, tract or parcel of land situated in Henderson County, State of Texas, on the Jose Ma Ybarbo Survey, A-846, and being a part of the called 98.226 acre tract conveyed to James Keith Pryor and DeLain E. Pryor by Rosemarie Allen, Individually and as Administratrix of the Estate of Nuel Allen, Deceased, by Warranty Deed with Vendor's Lien dated March 8, 2002 and recorded in Volume 2170, Page 307, of the Henderson County Real Property Records. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of this tract in the centerline of County Road No. 41514 and in the North line of the called 98.226 acre tract South 89 degrees 12 minutes 43 seconds East 1940.93 feet from a 5/8" iron rod found at the Northwest corner of same, in the South line of the Lisa Anderson and John Inman 20.000 acre tract recorded under Instrument Number 2018-00011870 of the Henderson County Official Records, in the North line of the Jose Ma Ybarbo Survey, A-846 and in the South line of the Santos Sylvester Survey, A-694, from WHENCE a 5/8" iron rod found at the Southeast corner of the James Keith Pryor 89.296 acre tract recorded under Instrument Number 2016-00004144 of the Henderson County Official Records and the Southwest corner of the said Lisa Anderson and John Inman 20.000 acre tract bears North 89 degrees 12 minutes 43 seconds West 54.96 feet;

THENCE SOUTH 89 degrees 12 minutes 43 seconds East along the North line of the called 98.226 acre tract, the South line of the said Lisa Anderson and John Inman 20.000 acre tract, the North line of the Jose Ma Ybarbo Survey, A-846 and the South line of the Santos Sylvester Survey, A-694, 111.84 to a 5/8" iron rod found for corner at the Northwest corner of the Clearview Farms, LLC, 99.369 acre tract recorded under Instrument Number 2023-00015235 of the Henderson County Official Records;

THENCE SOUTH 00 degrees 01 minutes 54 seconds East along the West line of the said Clearview Farms, LLC, 99.369 acre tract 444.79 feet to the South corner of this tract in the centerline of County Road No. 41514, from WHENCE a 5/8" iron rod with cap stamped **CARTER 1935** set in the East right of way line of the said county road bears South 11 degrees 37 minutes 09 seconds East 124.29 feet;

THENCE in a Northwesterly direction and along the centerline of County Road No. 41514 with it meanders as follows,

North 01 degrees 15 minutes 27 seconds West 98.59 feet,

North 03 degrees 33 minutes 16 seconds West 66.75 feet,



North 06 degrees 38 minutes 27 seconds West 52.98 feet,

North 16 degrees 49 minutes 02 seconds West 65.98 feet,

North 25 degrees 29 minutes 58 seconds West 89.83 feet,

and North 26 degrees 25 minutes 32 seconds West 94.02 feet to the place of beginning and containing 0.320 of an acre of land.

(hereinafter referred to as the "Property").

### **RECITALS**

1. The Declarant is the present Owner of all of the Property above described.
2. The Declarant has devised a general plan for the entire Property as a whole, with specific provisions for particular parts, parcels, tracts, or subdivisions of the Property. This general plan provides a common scheme of development designed to protect and safeguard the Property over a long period.
3. This general plan will benefit the Property in general, the parcels, lots, tracts, or subdivisions that constitute the Property, the Declarant, and each successive owner of an interest in the Property.
4. Therefore, in accordance with both the doctrines of restrictive covenant and implied equitable servitude, the Declarant desires to restrict the Property according to these covenants, conditions, and restrictions in furtherance of this general development plan.

**NOW, THEREFORE**, Declarant and Owner hereby declares that all of the Property described herein shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of the Property. Said easements, restrictions, covenants and conditions shall run with, and be part of, said Property for all purposes and shall be binding upon all parties having any rights, titles or interest therein or any part thereof as well as their respective heirs, successors and assigns forever. They shall inure to the benefit of every owner or future owner of any part or portion of said Property.

### **DEFINITIONS**

- 1.01. "Declarant" means Clearview Farms, LLC.
- 1.02. "Lot" or "Tract" means any subdivisions of the Property.



1.03. "Owner" means the record owner or owners of the fee simple title to any Lot or Tract of Property which comprise the Property. "Owner" includes contract sellers but excludes persons having only a security interest.

### **SUBSTANCE OF RESTRICTIVE COVENANTS TO RUN WITH THE PROPERTY**

2.01. Each Tract or portion of said Property shall be used for the purposes of one private single-family residence only and the other structures as allowed in Paragraph 2.02. No commercial use shall be allowed on any part or portion of said Property. No soil or timber may be removed until the Property is paid in full.

2.02. No building or structure shall be erected within thirty (30) feet of each boundary line of any Tract or Tracts of the Property. No existing building or structure, including mobile homes or manufactured homes shall be moved onto, placed upon or permitted to remain on any Tract of the Property. Site built homes only will be allowed on the Property. Construction must be complete within nine (9) months of commencement. No residence shall contain less than one thousand five hundred (1,500) square feet of floor space, exclusive of porches and garages. All construction must be of new material, except stone or brick used for antique effect. No structure other than a residence complying herewith shall be occupied at any time as living quarters, whether temporary or permanent, except after the construction of a residence the following are allowed: (a) well-maintained travel trailers and/or motorhomes, which may be stored on the Property and used for weekend and/or vacation periods, but not as permanent residences, and (b) barndominiums or guest homes that comply with all building restrictions, except such structure are only required to be a minimum of 400 square feet in size, exclusive of any porches. No building, temporary or permanent, except barns or storage facilities, shall be erected or constructed on any Tract of the above-described Property until a residence complying herewith shall have been completed. Any barns or outbuildings must be built with new materials. No structure may be utilized as a duplex or multiple family rental.

2.03. No Tract of the Property shall be used or maintained as dumping ground for rubbish, trash, garbage, or other waste. All such waste shall be kept only in sanitary condition. All containers or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

2.04. The Property shall be kept clean and free of any boxes, rubbish, trash, toxic waste, inoperative vehicles, building materials (except during the nine (9) month maximum allowed above for construction of a residence), or other unsightly items incompatible with residential usage. No outside toilet or privy shall be erected or maintained on the Property for any reason.

2.05. No sign of any kind shall be displayed to the public view on any Tract of the Property except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the Property during the construction and sales periods.



2.06. No debris, junk vehicles, or any vehicle that is not registered in the current year, or unsightly accumulation of materials shall be allowed to remain upon any Tract of the Property. Failure to maintain the premises in an orderly condition shall give the Owner, his successors and assigns, the right to restore such Tract to an orderly condition and to charge the owner a reasonable fee for such service. Failure to pay the charges for said restoration when it has become necessary for the Owner, his successors and assigns, to so restore shall give the right to Seller, his successors and assigns, to place a lien against the property for said service. The charge in any case shall not exceed a reasonable amount.

2.07. No noxious, offensive, or illegal activities shall be conducted upon any Tract of the Property nor shall anything be done thereon which may be or may become an annoyance or nuisance. Trash receptacles shall be covered or screened.

2.08. No roadway, walkway, passageway, entrance or easement may be conveyed by any owner, or owners, or their successors or assigns to any adjoining property.

2.09. No vicious pets shall be kept, placed or maintained on any Tract of the Property. Household pets are permissible.

2.10. No target practice, or other repetitive shooting, with any firearm shall be conducted upon the Property. Otherwise, hunting and the firing of firearms is permitted provided reasonable care and precautions are observed and practiced.

2.11. All Tracts of the Property shall be subject to an easement for utility purposes over, along and across the front twenty-five (25) feet of such tract closest to the easement for ingress and egress herein described.

2.12. No owner of any Tract of the Property shall alter natural drainage patterns in such a way as to damage and/or direct flow onto neighboring Tracts.

2.13. Fencing is permitted on any Tract of the Property, including chain link, board, privacy, stone, pipe, brick and barbed wire, all of which shall be of new material, except no fence or gate may be constructed upon or within 10 feet of the road easement located on the Property. Any fence that is constructed shall be subject to the rights, rules, and regulations of the owners of all utility easements.

2.14. No subsequent purchaser of any Tract of the Property, or their transferees, assignees, or grantees may cut or remove any trees or timber (except for individual homesite clearing, pasture clearing and/or household fireplace uses) from any Tract of the Property for any commercial reason. Each individual owner of a Tract of the Property may clear parts or portions thereof for the purpose of establishing pastureland for cattle and/or horses or any other animals approved by Declarant or its successors, as is otherwise provided for herein.



2.15. No owner, other than Declarant, may divide any portion of the Property herein described into smaller Tracts.

2.16. Only one cow or horse per two (2) acres will be permitted on any Tract of the Property. No commercial poultry and/or swine operations will be allowed on any portion of the Property.

2.17 These restrictions shall remain in effect for a period of ten (10) years from the date hereof, and shall automatically be extended for successive periods of five (5) years each, unless an instrument signed by 75% of the Owners of the Tracts of the Property expressing their desire to change, amend or terminate these restrictions is filed of record in the office of the County Clerk of Henderson County, Texas.

2.18. These restrictions, covenants, and conditions are for the purpose of protecting the value and desirability of the Property. Consequently, they shall run with the real property and shall be binding on all parties having any right, title, or interest in the Property in whole or in part, and their heirs, successors, and assigns. These easements, covenants, conditions, and restrictions shall be for the benefit of the Property, each Lot, and each Tract Owner.

2.19 Failure by any Owner to enforce any covenants or restrictions herein contained shall in no event be deemed a waiver to do so thereafter.

2.20. Invalidity of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.

2.21. This Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the Property.

Executed on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CLEARVIEW FARMS, LLC

By: \_\_\_\_\_  
Randall Shelton, Manager