



LOT 4

2.300 Acres

(Includes 0.227 Ac. In Rd.)

LOT 6

2.000 Acres

(Includes 0.104 Ac. In Rd.)

This conveyance is made SUBJECT TO the following matters,

to-wit:

1. No residence or building used for residential purposes on said tract of land shall ever be constructed or located thereon unless it contains a minimum of one thousand two hundred (1,200) square feet of floor space. No house shall ever be moved on said property.
2. No trailer houses, mobile homes or camp houses shall be moved on or constructed on said premises.
3. Said premises shall never be used for the sole purposes of raising cattle, hogs, chickens or other livestock except for FHA and 4H projects which must be kept in cage enclosures and removed after the respective show.
4. There shall never be located on said premises more than two (2) head of livestock per acre on the herein described tract of land.
5. No junk yard of junk cars shall be allowed to remain on any portion of the herein described tract of land.
6. All permanent structures (including, but not limited to houses, outbuilding and barns) must be at least fifty (50') feet from all present property lines except by written permission of Sellers, or their assigns, in the event the tract size or shape makes this prohibition impractical.
7. No cesspool shall ever be dug, used or maintained on any lot. All septic tank systems must have adequate lateral lines for sewage and waste disposal and be constructed to comply with all laws, regulations and specifications of state and local health authorities. Sinks shall be provided with grease traps with adequate lateral lines. No lateral lines from grease traps or septic tanks shall be allowed to drain into road ditches, natural drainage ditches, creeks, branches or bayous and drainage must be disposed of on the property in such a way as to comply with the health laws and regulations and so as to not create a nuisance.
8. No noxious or offensive trade or activity shall be carried on upon any lot or tract nor shall anything be done thereon which may be or become an annoyance to the neighborhood.
9. No commercial dog kennel, junk yard, tourist camp, dance hall or beer garden, or any business establishment or business activity shall be maintained of any kind on said tract of land.
10. No sand, gravel or clay may be sold from any portion of the herein described tract of land.

The above restrictions shall be covenants running with the above described land and shall be binding until September 1, 2006, at which time these restrictions and covenants shall be automatically extended for successive periods of five (5) years unless at any time thereafter by duly recorded instruments signed by the then owners of 75% of the acreage in the subdivision, of which subdivision the above described tract of land is a part, it is agreed to change such covenants, conditions and restrictions in whole or in part.