

DOC . 00006739

STATE OF TEXAS

COUNTY OF TAYLOR

RESTRICTIVE COVENANTS AND DEED RESTRICTIONS
FOR PROPERTIES OWNED BY JOHN SHIRLEY AND JEFFREY ARTER

Property: See Exhibit "A" marked in yellow highlights attached hereto and made a part hereof.

Restrictive Covenants and Deed Restrictions

1. The property is restricted and said covenant hereby from this time forward prevents the construction of or placement of any modular or manufactured home, and allows only the construction of site-built homes, to be no less than 2000 square feet of poured concrete slab.
2. Each home must have a two-car garage.
3. Each home must be constructed with a minimum 6/12 roof pitch.
4. Each home must be constructed with all brick to the plate line.
5. No lot within this subdivision may be further divided.
6. Only 1 home as set out within these restrictions per lot, with the exception of a "mother-in-law" house. Not to exceed 900 square feet of living space, with the same restrictions as numbers 3 and 4 above.
7. The property is further restricted as no hogs, domesticated or feral, no chickens, Guineas, peacocks, peafowls or similar type yard birds, and no more than 2 other type animals per acre.
8. Any workshop or barns can be no greater than 4000 square feet of surface.
9. No businesses or commercial enterprises to be run from or located on the property.
10. No trash dumping, all trash to be maintained in containers and burning of trash is allowed assuming no burn ban in place; no stacked tires, pallets, wood or other refuse and leftover building materials of any sort.
11. All vehicles and boats must be licensed and tagged and in running condition.

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12. All yards must be reasonably maintained and no grass or weeds higher than 2 feet on any part of the property.
13. No noxious or offensive trade or activity shall be carried on the premise or in the building thereon erected, which may ne or does become an annoyance or nuisance to the area and to the other owners within the subdivision.
14. Any of the covenants/restrictions herein may be enforced by injunctive proceedings by the undersigned or any landowner within the subdivision; provided that such injunctive relief sought with not impair or alter any existing lien upon the property or any improvement thereon.
15. These covenants/restrictions shall be in force for a period of 20 years from the date of execution. Any or all of these covenants/restrictions can be altered or repealed by landowners owning two-thirds of the total number of lots in writing and with notice to all other landowners.

Signed this 5 day of May, 2015

John Shirley

Jeffrey Archer

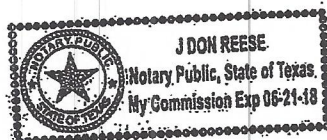
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF TAYLOR

BEFORE ME J. Don Reese, Notary Public, State of Texas, on this day personally appeared John Shirley, known to me (or proved to me on oath) to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL of office, this the 5 day of May, 2015.



NOTARY PUBLIC, STATE OF TEXAS