

EXHIBIT "B"
RESTRICTIVE COVENANTS

1. Residential and Bed and Breakfast Purposes. The Property may be used for residential purposes only, and shall not be used for commercial purposes, including a bed and breakfast operation.

2. Subdividing. The Property may not be further subdivided.

3. Rubbish and Debris. No rubbish or debris of any kind shall be placed or permitted to accumulate upon the Property or any Lot and no odors shall be permitted to arise therefrom so as to render the Property or any portion of it unsanitary, unsightly, offensive, or detrimental to any other property or to its occupants. Refuse, garbage, and trash shall be kept at all times in covered containers and such containers shall be kept within enclosed structures or appropriately screened from view. The Property nor any part thereof shall be used or maintained as a dumping ground for rubbish. No junk, repair, or wrecking yard shall be located on the Property or any Lot. Material of any kind stored on any Lot shall be arranged in an orderly manner in the rear of the dwelling house and shall be properly covered.

4. Noise. No exterior horns, whistles, off road motor bikes, bells, or sirens (other than security devices used exclusively for security purposes) shall be located, used, or placed on any of the Property. No noise or other nuisance shall be permitted to exist or operate upon any portion of the Property so as to be offensive or detrimental to any other portion of the Property or to its occupants.

5. Construction of Improvements. The Improvements on the property shall be limited to (i) one single family residence. Except as herein set out, no other structures may be located upon any portion of the Property except a guest house or cottage, barn, a children's playhouse or buildings of like nature used for the convenience and pleasure of the occupants of the dwelling house or a bed and breakfast operation as limited in paragraph 1 above. No prefabricated structures are permitted. No old homes shall be moved upon the Property or any Lot without the prior written approval of the Architectural Committee. No above ground swimming pools are allowed on the Property. Excluding log cabins, no pre-manufactured home, modular or industrialized home, or trailer home shall be located on the property and no motor home, mobile home, shacks, garage, barn, or other similar structures located or erected on the Property shall at any time be used as a residence temporarily or permanently. Notwithstanding the foregoing, an Owner may have a building to house a permitted animal, but said structure shall not be metal skin and shall conform to the dwelling located on the Lot and shall be painted so as to blend in the area. Said structure shall be located in the rear one-fourth of the Lot and shall be neatly maintained. Propane tanks will be neatly screened so as to not be visible from the front of the main dwelling. Satellite dishes not exceeding eighteen (18) inches are allowed on a Lot.

6. Dwelling Size. For any residence located on the Property, the minimum floor area for the main structure, exclusive of porches (screened or open) and garages shall be 1,800 square feet. A guest house or cottage (which may be used as a bed and breakfast) may be built prior to the main house and such guest house or cottage shall have no minimum size requirements.

7. Building Materials. It is not the intent of these Restrictions to limit the creative ability of the Owners or their designers and architects by imposing minimum masonry requirements or material uses, but rather to judge the whole of the building design as to residential character, scale, proportions, harmony and size. It is the desires to create a unique area with stately homes in harmony with their surroundings; a very private, quiet, peaceful area that will always be a very desirable place to live.

8. Repair of Improvements. All Improvements upon any of the Property shall at all times be kept in good conditions and repair and adequately painted and otherwise maintained by the owner.

9. Roofing Materials. Roofing material shall comprise of (i) fiberglass composition shingles with a 25 year life or more; (ii) clay or cement tiles; (iii) metal roof (but no high polish

galvanized finish); or (iv) slate, hardishakes.

10. Hazardous Activities. No activities shall be conducted on the Property and no Improvements constructed on the Property which are or might be unsafe or hazardous to any person or property.

11. Septic System. Installation of septic tank soil-absorption sewerage disposal system shall be in accordance with the minimum recommendations by the division of Sanitary Engineering, Texas State Department of Health, and inspected by a duly authorized agent of Hays County Health Department.

12. Lights. No vapor lights or any sort of light that causes night time sky pollution shall be permitted. This includes radio tower transmitters, antennas and neon lights.

13. Mining and Drilling. No portion of the Property shall be used for the purpose of mining, quarrying, drilling, boring or exploring for or removing oil, gas, or other hydrocarbons, minerals of any kind.

14. Unsightly Articles: Vehicles. No article deemed to be unsightly by the Architectural Committee shall be permitted to remain on any Lot so as to be visible from adjoining property or public or private thoroughfares. Without limiting the generality of the above, trailers, graders, trucks, other than pickups, boats, tractors, campers, wagons, buses, motorcycles, motor scooters; and garden maintenance equipment, shall be kept at all times, except when in actual use, in enclosed structures or screened from view and no repair or maintenance work shall be done on any of the foregoing, or on any automobile (other than minor emergency repairs), except in enclosed garages or other structures. No automobiles or other vehicles may be parked overnight on any roadway within the Property. Service areas, storage areas, compost piles and facilities for hanging, drying, or airing clothing or household fabrics shall be appropriately screened from public view and no lumber, grass, plant waste, shrub or tree clippings, metals, bulk materials, scrap, or refuse of trash shall be kept, stored or allowed to accumulate on any portion of the Property.

15. Mobile Homes, Travel Trailers and Recreational Vehicles. No mobile homes shall be parked or placed on any Lot at any time. The location of travel trailers, recreational vehicles, boats, and/or motor homes must be kept in a location which is not visible from Red Hawk Road.

16. Animals. No hogs, pigs or poultry may be kept on the property. Dogs, cats, and other household animals shall be permitted, provided, however, that they shall not be allowed to roam freely. They must be fenced in or kept on a leash.

17. Construction in Place. All dwellings constructed on the Property shall be built in place on the Lot.

18. Unfinished Structures. No structure shall remain unfinished for more than one (1) year after the same has been commenced.

19. The restrictions, conditions and use limitations herein set forth shall be binding upon Owner, its successors and assigns, and all parties claiming by, through or under them and all subsequent owners of each tract, each of whom shall be obligated and bound to observe such restrictions, conditions and use limitations, provided, however, that no such parties shall be liable except in respect to breaches committed during his or their ownership of said property.

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Lee Carlisle
County Clerk
By
Lynn Curry, Deputy
Hays County