

Highland Vistas Restrictions

Use and Development Restrictions

The use and development of the Property must comply with all the restrictions (the “Restrictions”) set out below. The Restrictions will run with the land, and be binding on the successful bidder, and all subsequent owners of the Property as provided for herein.

1. **RESTRICTIONS.**

- a. **Single Family Residential Use.** The Property shall be used only for single-family residence purposes. The residence may be site built, a prefabricated doublewide mobile home or a barndominium. If site built, the only exterior materials used on the residential structure shall be masonry, stucco, stone, wood or metal. The prefabricated doublewide mobile home must be new, constructed after 2016, and have bottom edge skirting. No vinyl sided prefabricated doublewide mobile homes are allowed. No singlewide mobile homes are allowed. A barndominium style residence is allowed. The barndominium style residence must be similar in style to “Exhibit C”. Construction of any residence must include landscaping. All residences must have central HVAC and no HVAC window units are allowed. All residences must have a minimum of 1,000 square feet of air-conditioned and livable space. At all times, open areas must be mowed or grazed and maintained in a neat and clean appearance. It is prohibited to live in a recreational vehicle, camper, trailer, tent, shack, or playhouse except for it is allowed to live in a recreational vehicle or camper for two years while the site built residence or barndominium is being constructed. Only (1) single-family residence per tract is allowed.
- b. **No Subdivision of Lots.** The Property shall not be subdivided into lots and shall remain one lot during the term of the Restrictions. Furthermore, no easements may be granted and no condominium regimes may be created without Grantor’s consent. On any unsold lot, Grantor retains the right to replat the property at a later date. Grantor, its successor and assigns may remove or modify the restrictions in 1(b) at a later date but has no obligation to do so.
- c. **No Commercial Breeding.** No swine or poultry of any kind shall be raised, bred or kept on the Property except as pets or for recreational uses provided they are not kept, bred or maintained for commercial purposes. In addition, no high-density animal operations of any kind are allowed. FFA and 4H animals may be raised.
- d. **Prohibition of Offensive or Commercial Uses.** There shall be no commercial activity on the Property and no activity on the Property may become an annoyance or nuisance to the surrounding property owners or interfere with the quiet enjoyment of the owners of the surrounding properties. The Property is not

to be used as a dumping, salvage, or storage area. There shall be no dumping of trash, refuse, or items that are viewed as an annoyance to the surrounding property owners. Such prohibition on dumping, salvage and storage is not exhaustive and is meant by way of example. Any objects that are in plain sight on the property must be in good working condition and in regular use by the owner.

- e. **Safety.** Grantee represents and warrants that they, or a person who is expected to reside at the Property, have not been found guilty of a violent crime or are on the Texas Public Sex Offender Registry or other state or Federal criminal registry. Furthermore, grantee represents and warrants that they will not rent, lease, sell or allow to reside on the Property, a person who has been found guilty of a violent crime or is on the Texas Public Sex Offender Registry or other state or Federal criminal registry.

2. **TERM AND ENFORCEMENT.**

- a. **Term.** The Restrictions shall run with and bind the Property for a term of 75 years from the date this instrument is recorded, after which time they shall automatically expire.
- b. **Correcting Of Errors.** Grantor may correct typographical or grammatical errors, ambiguities, or inconsistencies contained herein, provided that any correction must not impair or affect a vested property right of any owner of the Property.
- c. **Enforcement.** Grantor, its successor and assigns, shall have the right to enforce, by any proceeding at law or in equity, by injunction or otherwise, all covenants, conditions, and restrictions now or hereafter imposed by the provisions of these Restrictions, or in order to prevent a breach thereof, and shall be entitled to reimbursement of all costs and expenses incurred in connection therewith, including reasonable attorney's fees. Failure to enforce any covenants, conditions, and restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter. Grantor may exercise any and all of such rights and remedies at any time and from time to time, cumulatively or otherwise. If a provision of this instrument is unenforceable for any reason, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability does not affect any other provision herein, and this instrument is to be construed as if the unenforceable provision is not a part of the instrument.