

Deed Restrictions---3619 Highway 159 West Bellville, Texas 77418

1. The property shall be used for agricultural and single-family residential dwelling purposes only. No commercial use of the property is allowed. No tents, campers, trailers, manufactured homes, modular homes, or duplex houses are to be used as a residence, and are hereby expressly prohibited.
2. Except as otherwise provided herein, only one residence shall be constructed or permitted to exist on the property. However, it shall be permissible for outbuildings located on the property to be occupied by employees of the owner of the property and/or by the grandparents, parents, children or grandchildren of the owner of the property.
3. All septic tanks, septic systems or other such installations on the property shall be permitted through the appropriate offices of Austin County regarding environmental and health and shall be constructed, used and maintained in accordance with all applicable statutes, ordinances, rules, regulations and standards specified by the TCEQ, State Department of Health and/or any other governmental agency whose statutes, ordinances, rules, regulations and standards are applicable to the installation, use and maintenance of sewage disposal systems on the property. No outdoor toilet storage is allowed on any portion of the property. No outdoor toilets or privies shall be erected or maintained on the property, except during the period of construction of permanent improvements on the property.
4. Abandoned or junked cars, tractors, trucks or other vehicles and equipment are prohibited on any part of the property. No part of the property shall be used as a junk yard, wrecking yard, or derelict or abandoned car, truck or vehicle lot, tow yard or trailer park. No trash or other refuse may be thrown on or dumped on the property and trash shall not be allowed to collect in amounts that could cause a nuisance or be unsightly to any neighboring property owners.
5. No structure of a temporary character for residential use shall be permitted upon any part of the property, including but not limited to, campers, tents, recreational vehicles, railroad cars, or any type of automobile, rail car, container, caboose, bus, trailer, trailer house and the like.
6. Storage of boats, motor homes and campers is allowed on the property, but all such items must be stored under a permanent covered area, such as a barn, garage or other permanent covered storage facility.
7. Conventional building methods are to be utilized in all residential construction.
8. If a single-family residence, other than a mobile home, modular home, a manufactured home or a trailer home is moved onto any part of the property, it shall be completed and made habitable within one year from the date it is first placed on the property, to the extent that, among other things, the exterior shall, within that period, be renovated so as to place the house in an attractive state.
9. If livestock are kept on the property, the animals, pens and other facilities will be managed to avoid offensive odors and prevent a nuisance occurring to adjoining property owners. No commercial swine, poultry or livestock feeding operations shall be kept or permitted on any part

- of the property. No confined animal feed lot operations shall be allowed on any part of the property.
10. No signs, billboards or advertising devices of any kinds shall be erected on any part of the property except a "For Sale" sign and/or a "Farm/Ranch" sign not larger than 8 square feet and not more than four feet off the ground.
  11. No radio, cellular phone or television towers or other types of telecommunications facilities or towers shall be allowed on any part of the property. No oil and gas industry compressor stations or the like shall be allowed on any part of the property and no "high-fencing" is to be installed on the property.
  12. No hazardous material of any kind shall be brought on, stored on, released on or used on any part of the property, except in strict compliance with all applicable Governmental Requirements, as defined below. For purposed of this paragraph, the term "hazardous materials" means any substance the presence of which on the property is regulated by any Governmental Requirements(as defined herein), including but not limited to: any "hazardous waste" as defined by the Resource Conservation and Recovery Act of 1976(42 U.S.C. Section 6901 et seq.), as amended from time to time, and regulations promulgated thereunder; any "hazardous substance" as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980(42 U.S.C. Section 96.01 et seq.)(("CERCLA" or "SuperFund"), as amended from time to time, and regulations promulgated thereunder; asbestos, polychlorinated biphenyls, any petroleum based products, and underground storage tanks, whether empty, filled or partially filled with any substance. For purposes of this paragraph, the term "Governmental Requirements" means all laws, ordinances, statutes, codes, rules, regulations, orders and decrees of the United States, the state, the county, the city, or any other political subdivision in which the property is located, and any other political subdivision, agency or instrumentality exercising, jurisdiction over the property or the ownership or use of the property.
  13. The tract shall not be further subdivided.

#### General Provisions

1. These restrictions and protective covenants are intended to be, and shall in all things be construed as, covenants running with the property.
2. The seller of the property, or any of its heirs, successors or assigns, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, and reservations imposed upon the property. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.
3. The seller of the property, its heirs, successors, and assigns shall have standing and the right, but not the obligation, to take such steps as may be necessary to enforce these covenants and restrictions including the institution of an action at law or in equity.

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