

Additional Restrictions

17. No commercial operations shall be permitted on the Property.
18. Property must be used for agricultural or residential purposes only.
19. No mobile homes shall be permitted on the Property.
20. No swine or poultry farms shall be permitted on the Property.
21. No part of the Property shall be used as a junkyard, wrecking yard, derelict car, truck or vehicle lot, or trailer park. No abandoned or junked cars, tractors, or other vehicles shall be permitted on the Property.
22. The Property cannot be subdivided into tracts smaller than 2.00 acres of land.
23. No structure, home, barns, sheds and storage buildings may be constructed on the Property nearer than twenty-five (25) feet from the front property line or rear property line adjacent to a public road or nearer than ten (10) feet from any side property line.
24. No more than one (1) head of livestock per $\frac{3}{4}$ of an acre, or cow-calf unit per acre, shall be kept and/or placed on the Property. No swine or poultry brood operations shall be kept or permitted on the Property, except those being used for 4-H or FFA projects.

The Additional Restrictions shall run with the Property and be binding upon all parties having any right, title or interest in and to the Property in whole or in part, and their heirs, successors and assigns until January 1, 2032 after which time said Additional Restrictions shall be automatically extended for successive periods of five (5) years unless an instrument signed by each then owner of any right, title or interest in the surface of the Property herein conveyed by this deed and signed by each then owner of any right, title or interest in the surface of the Adjoining Property, and is recorded in the Official Records of Washington County, Texas, agreeing to change said Additional Restrictions in whole or in part. For all purposes of this Deed, the term "Adjoining Property" means (i) that certain 6.71 acres, more or less, situated in Washington County, Texas, out of the J. Halderman Survey, Abstract No. 52, and out of the M. Winburn Survey, Abstract No. 111, being more fully described by metes and bounds on Exhibit "B" attached hereto and incorporated herein for all purposes pertinent. The failure of an owner of the surface of the Property to comply with the terms and conditions of these Additional Restrictions shall be subject to all lawful remedies,