

RESTRICTIONS

1. No dwelling home shall be moved onto any tract. Any dwelling shall be constructed on site. Relocation or reconstruction of a structure of historic quality and integrity shall be permitted. No mobile, modular, pre-manufactured and/or industrial built home shall be used as a dwelling or stored on any tract except as a temporary construction office during active construction of a building, but not longer than twelve (12) months.
2. Swine shall not be kept on any tract other than in connection with a sanctioned 4-H or FFA livestock project. Other livestock, pet and poultry shall be permitted provided said livestock is kept within the boundaries of said tract at all times, and they are not offensive to adjacent landowners by smell, sound, or otherwise. There shall not be any commercial feeding operations or commercial breeding of animals, except horses, conducted thereon. Animals used for grazing said property while simultaneously raising young (i.e. cow/calf operation) shall not be considered commercial breeding of animals.
3. No structure of a temporary character, trailer, camper, tent, shack, garage, or other out building shall be used on any tract at any time as a residence, either temporarily or permanently, subject to the preceding section.
4. Tracts shall not be used for any commercial purposes, including RV parks, except permanent agricultural crops including vineyards, fruit trees, pecan groves and permanent grass (hay meadows or grazing pastures). No industrial pursuit or enterprise shall be permitted to be conducted on any tract. Industrial pursuit or enterprise shall mean engaging in the manufacture or assembly of goods or processing of raw materials unserviceable in their natural state for sale or distribution to third parties (other than a cottage industry by an artisan, i.e. artist, painter, photographer, wood, metal or glass sculptor or fabricator) and shall be inclusive of, but not exclusive of:
 - a. Auto painting and repair; heavy machinery operation or storage; welding or machine shop or machining business; concrete products manufacture
 - b. Agricultural use and the processing of agricultural goods into commercial products are not declared to be prohibited industrial pursuit or enterprise (for example-winery, including wine tasting operations and related wine industry enterprises).
 - c. Bed and Breakfasts, not to exceed four (4) units, are permitted.
5. No cellular tower or other type of commercial tower shall be erected or placed upon the property.

6. Abandoned or inoperative equipment, vehicles, or junk shall not be permitted or stored on any tract or any portion of the ingress, egress easement.
7. Noxious or offensive activity shall not be permitted on any tract, nor shall anything be done thereon which shall be an annoyance or nuisance to the owners of the tracts. (Example - constant discharge of firearms) Owners are to keep said property free of litter at all times. Disposal of any kind shall not be allowed that would adversely affect the natural beauty and value of any adjacent property. Garbage or refuse shall not be buried on any tract.
8. Surfacing, mining (including, but not limited to stone, gravel, sand, caliche), exploration of any type which will damage the surface is prohibited. Road material, including gravel or caliche, used to construct roads on the property may be removed and utilized, after which the removal site shall be restored as much as possible to its original condition.
9. No building or structures of any type, except a well or pump house, may be erected on any tract nearer than 300' from a common property line of any tract contained within the 72.5 acres described on the attached Exhibit "A".

The above restrictive covenants shall run with and bind the herein described premises and shall be effective until the expiration of fifteen (15) years after the date of this deed, and shall be binding upon the Grantee, his/her/its heirs, successors or assigns, and shall be enforceable by the Grantors herein, their heirs, successors and assigns, to any real properties presently owned by the Grantors, adjacent to the herein described property.