

RESTRICTIONS TO THE USE OF PROPERTY

The restrictions set forth below are hereby impressed on the Property and shall run with the land for fifteen (15) years from the date of conveyance of the Property from Seller to Purchaser, unless otherwise permitted by Seller, or its successors and assigns, by a date prior to expiration date of said Restrictions:

LAND USE AND BUILDING TYPE – The Property is to be used for timber production, permitted livestock or other agricultural uses, recreational, or residential use – no commercial use is allowed except as permitted herein. No mobile homes, trailer homes, or premanufactured homes are to be permitted on the Property. Notwithstanding the foregoing, Seller agrees to grant Purchaser the right to locate one (1) modular, manufactured, and/or mobile home on the Property; provided that, (i) it is located a minimum of five hundred (500) feet from County Road 4780 and from adjacent private property, (ii) it is situated so that it is not viewable from County Road 4780 and/or adjacent private property, (iii) it is no more than five (5) years old, and (iv) it must be skirted within ninety (90) days of installation/construction. All buildings must be maintained in good appearance at all times.

NUISANCES – No noxious or offensive activity shall be carried on upon the Property, nor shall anything be done thereon which may be or become an annoyance or nuisance to any neighbor. No unsightly condition shall be permitted on the Property. No abandoned or non-working vehicles, boats, watercraft, 4-wheelers, etc. shall be allowed to remain on the Property for a period in excess of thirty (30) days.

PROHIBITED USES AND STRUCTURES – No structure of a temporary character, such as a travel trailer, RV, tent, garage, barn or any other similar out-building shall be used on the Property at any time as a residence, either temporarily or permanently. Other than what is specifically permitted herein, no mobile home, trailer home, or premanufactured home shall be permitted at any time.

ANIMALS, LIVESTOCK AND POULTRY – No animals shall be kept, bred or maintained on the Property for any commercial purpose except as follows, provided that no government regulations are violated: livestock, however, to not include poultry and/or swine. It is the intent of this restriction to prohibit the keeping of groups of animals in such a number that they create a nuisance due to excessive noise or noxious odors brought about by keeping of such animals.

GARBAGE AND REFUSE DISPOSAL – There shall be no accumulation of trash allowed on the Property, and the Property shall not be used for or maintained as a dumping ground for rubbish, hazardous materials, or waste. Trash, garbage or other waste must be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in clean, sanitary conditions.

FIREARMS – No commercial skeet, trap or rifle range operation is allowed. The discharge of firing of air rifles, pellet guns or firearms of any type on the Property is subject to all Texas and Tyler County regulations.

PROPERTY MAINTENANCE – The Property shall be kept at all times in a neat, attractive, healthful and sanitary condition.

Notwithstanding anything to the contrary stated above, Seller agrees to grant to Purchaser the right to locate one (1) RV on the Property under the following conditions. The permitted RV will be for temporary use only and is not to be used as a permanent residence or reside on the Property in a permanent manner. Additionally, said permitted RV

shall at all time remain with wheels and axles attached, tires fully inflated and capable of being removed from the Property. The location of said permitted RV shall be located a minimum of five hundred (500) feet from County Road 4780 and from adjacent private property and is to be situated so it's not viewable from County Road 4780 and/or adjacent private property.