

EXHIBIT A
LLANO RAPIDS RANCH
RESTRICTIVE COVENANTS

1 Use of Property. The Property shall be used for residential, commercial, recreational, ranching and agricultural purposes, provided, however, no commercial feed lots of any kind shall be allowed.

2. Subdividing. The Property may be further subdivided, subject to the restriction that all subdivided tracts must contain a minimum of 50 acres, provided, however, that Grantor, Longcope Family, Ltd., shall have the right to establish tracts of less than 50 acres but not less than 14 acres along the Llano River.

3. Rubbish and Debris. No rubbish or debris of any kind shall be placed or permitted to accumulate upon the Property or any Lot and no odors shall be permitted to arise therefrom so as to render the Property or any portion of it unsanitary, unsightly, offensive, or detrimental to any other property or to its occupants. Refuse, garbage, and trash shall be kept at all times appropriately screened from view. The Property nor any part thereof shall be used or maintained as a dumping ground for rubbish. No junk, repair, or wrecking yard shall be located on the Property or any Lot. Material of any kind stored on any Lot shall be arranged in an orderly manner and at such location which shall not be visible by an owner of an adjoining tract.

4. Mobile Homes, Pre-manufactured Homes, and Communication Towers. No mobile home, modular home, or other not-on site manufactured home or structures, of any kind, shall be permitted on the property. A mobile home is a "mobile home" within the meaning of this restriction even if its wheels shall have been removed and the structure set in a permanent foundation of slab and even if connected to water and electrical lines. Motor homes, camping trailers and campers may be used on the Property as a temporary camp during the times of recreation and vacation lodging. Additionally, any temporary, motor home, trailer or camper shall be placed on the Property a distance greater than two hundred (200') feet from the main roadway easement and from any Property line and must be well screened behind hills or trees to substantially eliminate visibility from the main roadway or other properties in Llano Rapids Ranch. No commercial grade towers of any kind will be allowed to be installed or placed on the property. However, satellite dishes for home use are allowed on the Property.

8. Septic System. Installation of septic tank soil-absorption sewerage disposal system shall be in accordance with the minimum recommendations by the division of Sanitary Engineering, Texas State Department of Health, and inspected by a duly authorized agent of Mason County Health Department.

9. Unightly Articles: Vehicles. No abandoned automobiles or other abandoned vehicles shall be left on the Property, nor shall any portion of the Property be maintained as a commercial dumping ground for rubbish, trash, garbage or other waste.

10. Unfinished Structures. No structure shall remain unfinished for more than ten (10) months after the same has been commenced unless it is located in an area which is not visible by an owner of adjoining property.

11. Amendment and Enforcement of Restrictions. These Restrictions shall be covenants running with the land. Grantor, Longcope Family, Ltd., reserves the right, however, to amend the restrictions until such time that Grantor has sold 90% of the property. Thereafter, these restrictions may be amended in writing by a vote of ninety (90%) percent of all of the owners of acreage tracts within Llano Rapids Ranch, and shall be enforceable by any Property Owner of Llano Rapids Ranch or by Longcope Family Ltd., its successors or assigns.

Filed for record the 5th day of September A.D., 2001 at 3:55 o'clock P.M. and
duly recorded this the 6th day of September A.D., 2001 at 1:51 o'clock P.M.

Beatrice Langehennig
Clerk County Court Mason County, Texas