

This conveyance is additionally made and accepted SUBJECT TO the following restrictions and 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.
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 there from 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, and 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. 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.
5. 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.
6. Unsightly Articles. 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.
7. 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.
8. Amendment and Enforcement of Restrictions. These Restrictions shall be covenants running with the land.

The restrictions and covenants set out above are hereby declared to be covenants running with the land, and shall be fully binding upon grantee, its successors and assigns, and by the acceptance of this conveyance, grantee agrees and covenants to abide by and fully perform the foregoing restrictions and covenants. If grantee, its successors or assigns, shall violate or attempt to violate any of such restrictions, it shall be lawful for grantors, their heirs and/or assigns, to prosecute proceedings at law or in equity against the entity, person or persons violating or attempting to violate such restrictions or covenants, either to prevent them from doing so or to correct such violations, or to recover damages or other relief for such violation. Failure to enforce any covenant or restriction herein contained shall in no way be deemed a waiver of the right to do so thereafter. Invalidity of any one or any part of these provisions by judgment of a court of proper jurisdiction shall in no way affect any other provisions, and all other provisions shall remain in full force and effect.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, its successors and assigns forever; and we do hereby bind ourselves, our heirs, executors, and administrators to WARRANT AND FOREVER DEFEND all and singular the said