

EXHIBIT "C"

RESTRICTIVE COVENANTS

1. The Property shall never be divided into tracts which are smaller than ten (10) acres each and only one (1) residence shall be constructed for each ten (10) acres in any one tract of land.
2. No commercial feed lot, hog farm or other operation that would produce an obnoxious odor offensive to the neighbors shall be conducted or maintained on any of the Property.
3. Barns for storage of hay and feed, stables, storage sheds for farm equipment and tools are permitted; however, no such structure shall ever be used for a residence.
4. Other than structures currently existing on the Property, all buildings shall be of new construction and no buildings shall be moved onto the Property other than a storage shed that conforms with the design of the permanent single-family dwelling. No building shall be constructed on the above Property that contains less than ninety percent (90%) new material and any residence constructed must be sixty-five percent (65%) masonry or native stone veneer and shall contain not less than 2000 square feet of living area, excluding porches, terraces and the attached garages.
5. No storage shed, barn or stable shall ever be used as a single-family dwelling. No mobile home or modular housing of any type is to be allowed on the Property.
6. Each habitable structure on the premises shall be equipped with sanitary plumbing and toilet facilities connected to a septic system of sufficient size and capacity to meet all requirements of the Bell County Health Department.
7. These restrictive covenants and conditions shall apply to any future remodeling of the buildings and to rebuilding, in case of destruction by fire or by the elements.
8. The Property shall never be used or maintained as a dumping ground or for storage, temporary or otherwise, of junk, unrepairable automobiles, trucks or other vehicles, machinery or equipment, giving an unsightly appearance. Any and all parcels or tracts of the Property shall at all times be maintained by the owner thereof in a reasonably neat and clean condition.
9. No alcoholic beverages shall be sold on any parcel or tract of the Property.
10. No noxious or offensive activity shall be carried on upon any parcel or tract of the Property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
11. No leasing of hunting rights, of any type, deer turkey, dove, quail or other game or fur-bearing animal shall be permitted on any parcel of this Property.
12. No livestock or fowl barn shall be located closer than fifty (50) feet to any boundary line of the tract upon which it is located. Any stable which is built on said Property must be maintained in a clean, orderly and sanitary manner and must be built in

such a manner as it will not be unsightly or detract from the general appearance of the surrounding Property.

13. No sign of any kind shall be displayed to the public view upon any of said tracts except one (1) professional sign of not more than one (1) square foot.
14. No buildings shall be located on any tract nearer than fifty (50) feet from the boundary of the tract upon which the building is located.
15. The exterior of a residence, guest house, barn or accessory building must be completed within one (1) year after the slab has been poured for said structure.
16. Guest houses to be built one per ten-acre tract must be no larger than 800 square feet of living area, excluding porches, terraces and attached garages and are to conform to the residential restrictions or be constructed of R-Panel type metal siding with factory baked on painted finish to match the existing residence. There will be no corrugated or galvanized finish allowed for guest houses.
17. Any barn or metal structure is to be built of R-Panel type metal siding with factory baked on painted finish which will keep with in the style of the existing structures.
18. No buildings are to be erected for any type of income producing purposes or for business, commercial or industrial purposes.
19. Each of the restriction, covenants, limitations and conditions set forth above shall be covenants running with the title of the Property, every part hereof, and every Resubdivision thereof, until ten (10) years from the date of the filing and recording of these restrictive covenants in the Deed Records of Bell County, Texas, and after which time said restrictive covenants shall be automatically extended for successive periods of ten (10) years thereafter, unless an instrument signed by the then owners of at least two-thirds (2/3) of the Property or Resubdivision thereof, shall be duly executed and recorded, agreeing to change or remove said restrictive covenants in whole or in part.
20. Invalidation of any one or more of these restrictions, covenants, limitations and conditions by judgment or court order shall in no manner affect any of the other provisions hereof, but they shall remain and continue in full force and effect.
21. Enforcement of these restrictions, covenants, limitations and conditions shall be by proceedings at law or in equity, against any person or persons violating or attempting to violate any restriction, covenant, limitation or condition, either to restrain violation or recover damages or both.