

STATE OF TEXAS)
)
COUNTY OF) DECLARATION OF COVENANTS, CONDITIONS,
HAMILTON) RESTRICTIONS, EASEMENTS AND LIENS FOR
) THE RANCHES AT DOVE VALLEY

This declaration is made on the date hereinafter set forth by TRADV, LLC, hereinafter referred to as "Developer".

WITNESSETH:

WHEREAS, Developer is the Owner of that certain tract of land located in Hamilton County, Texas, containing 219.03 acres and being more fully described on the attached Exhibit A and for representational purposes only, described on the sales plat attached as Exhibit B, incorporated herein for any and all purposes, hereinafter referred to as "The Ranches at Dove Valley", "Property" or "Subdivision";

WHEREAS, it is the desire and purpose of Developer to place certain restrictions, easements, covenants, conditions and reservations (hereinafter "Restrictions") upon the Property in order to establish a uniform plan for its development, insure the use of the Property for residential purposes only, prevent nuisances, prevent the impairment of the value of the Property, maintain the desired character of the community, and insure the preservation of such uniform plan for the benefit of the present and future Owners of the Property;

WHEREAS, "Tract" or "Lot" means any individual tracts of land or lots sold by the Developer from the 219.03 acres described above.

NOW, THEREFORE, Developer hereby adopts, establishes and imposes upon the Property, the following Restrictions for the purposes of enhancing and protecting the value, desirability and attractiveness of the Property, which Restrictions shall run with the land and inure to the benefit of each Owner and his invitees:

**ARTICLE I
RESTRICTIONS**

1. The Property is to be used for single family residential purposes.
2. Upon start of construction, the exterior of any home must be completed within twelve (12) months from the slab being poured and built to applicable building & windstorm/flood codes.
3. Mobile homes are prohibited on the Property.
4. Before a residence is constructed, travel trailers and RV's may be temporarily stored on the Property but shall not be used as a permanent residence. After a residence is