

## **DEED RESTRICTIONS The Bluffs at Yancey Creek**

**WHEREAS** the undersigned are the owners ("Owners") of land situated in Lampasas and Burnet Counties, Texas (the "Property")

**WHEREAS** the Owners anticipate dividing the Property into various tracts and selling same:

**WHEREAS** Owners have had the Property surveyed into various tract, said survey being attached hereto as Exhibit "A"

**THEREFORE**, the following restrictions shall run with the land for a period of twenty (20) years unless changed, or removed entirely earlier by unanimous consent of each owner. The owner of each tract shall have 1 vote in determining changing, modifying or deleting any restriction set forth hereinafter.

1. Except as hereinafter provided, no part of the Property shall be used for any purpose other than residential and or agricultural and or recreational use.
2. Notwithstanding the above home base business, not open to the public are permitted. However, no livestock feed lots or hog farms are allowed on the Property.
3. For Agricultural purposes, the number of animals permitted on the Property shall be limited to the average stocking rate of the native grass pastures in Lampasas or Burnet County, Texas. However, if improved grasses are introduced on the Property, then the number of animal's permitted shall be limited to average stocking rate of improved grass pastures in Lampasas and or Burnet County, Texas.
4. Mobile homes, modular, or manufactured homes shall not be allowed on the Property.
5. All residences constructed on the property must be constructed with new materials and exterior construction must be complete within eighteen (18) months after construction is started. No residence shall be occupied unless all exterior construction on the residence is complete.
6. No tent, shack, or other temporary building shall be place on the Property as a permanent dwelling, except for temporary structures needed to store tools and equipment during actual construction or for recreational use.
7. Travel trailers, RVs, and motor homes shall not be used as a temporary or permanent residence and may not be leased or rented, but may be used for short term camping.
8. Barns, outbuildings, or storage sheds must be of new building materials and shall be constructed with sheet metal, masonry or wood and shall be coated with a new paint and regularly maintained.

9. No dirt, sand, rock gravel caliche or similar materials may be removed for the Property for commercial purposes.
10. The land shall not be subdivided into less than 50 acres.
11. No rubbish or debris of any kind shall be placed or permitted to accumulated upon the Property, and no odors shall be permitted to arise therefrom so as to render the Property of any portion thereof unsanitary, unsightly, or offensive. The land shall not be used as a dumping ground, junk yard, disposal site, or storage site that includes, but is not limited to trash, metal, inoperable vehicles, and hazardous toxic materials.
12. No noxious or offensive activity shall be carried upon the Property. Nor shall anything be done thereon which may be or become nuisance to the neighborhood.
13. No structure, including home, out buildings, deer blind, deer feeder, or barns may be located closer than fifty (50feet) from any boundary line. Utilities, fences, cross fencing, pens and roads are excluded from the restriction.
14. No commercial signs of any kind shall be displayed in public view on the Property except for a sign advertising the Property is available for sale or builders sign during construction.
15. Any owners of any tract shall be responsible to keep all pets, livestock, and fowl within the boundary of the respective tract.

No HOA, however there is a mandatory annual road maintenance fund of \$1,000 per Ranch.