

Restriction HWY 123- St...

Restrictions for Land on Hwy 123 + Fm 537

EXHIBIT "B"

This conveyance shall further be subject to the following restrictions, covenants, easements, and other matters, all of which shall run with the land and be enforceable by Grantor and Grantor's heirs, successors, and assigns:

- a.) No tract may be divided or subdivided into more than two sub-tracts. This tract shall be used solely for single-family residential purposes, with no more than two residences per subject original tract. The term "Residential Purposes", as used herein, shall be held and construed to exclude duplexes, or any other type of multi-family dwelling.
- b.) Any residence must be setback at least 75 feet back from the front property line and at least 20 feet back from the side and rear property lines and comply with required easements, set backs and requirements from the applicable electric and water companies. Each tract shall be subject to a 15 foot wide water/utility easement for the installation and servicing of utilities located along the entire perimeter of each lot and additionally a floating 40 foot by 20 foot guy wire easement at such locations as may be determined by the utility provider and a 15 foot wide electric easement to Floresville Electric Light & Power Company along all lot lines.
- c.) All residences must have a minimum of 1,400 square feet of heated and cooled living space, excluding porches, breezeways, garages, carports, or other attachments. No manufactured housing units or mobile or modular homes may be located on the property, except two double-wide manufactured housing unit, if newly manufactured at the time of installation and being installed and titled as real property, may be located on each original tract. Within thirty (30) days from the date that a manufactured housing unit is installed or moved onto the tract, the area between the bottom of the said manufactured housing unit and the ground level shall be enclosed with a non-transparent material. Except for barn- dominiums with a metal exterior, the exterior of any traditionally on site constructed or stick built home must be at least 75% masonry or cement fiber board and must be completed within eight (8) months after the foundation is laid.
- d.) All detached garages, outbuildings, barns, metal buildings, servant's quarters, or other like structures must be of quality construction and good appearance and may be used as a temporary residence for a period not to exceed 12 months. All such buildings must be located behind or to the side of each single family dwelling home.

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- e.) No noxious or offensive activity shall be carried out on any tract. Tracts shall not be used as a junk yard or a dumping ground for rubbish, trash, or non-operating vehicles or boats.
- f.) Up to two large animals per acre (i.e. horse, cow) will be allowed. No more than 25 chickens, turkeys, or other poultry will be allowed. No pigs are allowed except for short term 4-H or FFA projects. No gravel, sand, caliche, or soil shall be sold from any tract.
- g.) Invalidation of any one or more of the foregoing covenants, restrictions, conditions or charges by judgment of a Court shall not affect the validity of any other covenant, restriction, condition or charge set forth herein, which shall remain in full force and effect for all purposes.
- h.) Enforcement of these covenants and restrictions shall be by proceeding at law or in equity by Grantor, Grantor's successors or assigns, or any owner of a tract out of the parent tract called 90.84 acres more particularly described in a deed recorded in Volume 1886, Page 488, Official Public Records of Wilson County, Texas, against any person or persons violating or attempting to violate any covenants, either to restrain and/or to recover damages and attorney's fees.
- i.) The easements stated herein are to run with the land and shall be binding on all properties. Otherwise, the covenants and restrictions stated herein are to run with the land and shall be binding on all properties and all persons claiming under them until November 15, 2041, after which time such covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the Tracts conveyed from the aforesaid parent tract has been recorded, agreeing to change said covenants and restrictions in whole or in part.

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