

DEED RESTRICTIONS
COUNTY ROAD 103

WHEREAS the undersigned are the owner ("Owners") of 152.77 acres of land situated in Lampasas, Texas (the "Property):

WHEREAS the Owners anticipated dividing the Property into various tract and selling same:

WHEREAS Owners have had the Property surveyed into various tracts, said survey being attached hereto as Exhibits A & B and incorporated herein by reference; and

WHEREAS the Owners desire to have certain restrictions run with the land.

THEREFORE the following restrictions shall run with the land for a period of twenty (20) years 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. All tracts shall be used for single family residential purposes. No mobile homes or manufactured homes shall be allowed on the Property at any time for any purpose.
2. All residential construction shall be of new materials and of a recognized standard construction quality. Each residence shall not contain not less than 1800 Sq., Ft. for heated and cooled area, exclusive of open and covered porches, decks, garages and carports.

3. A guest house, if any, must contain at least 600 Sq. Ft. for heated and cooled area, exclusive of open and covered porches, decks, garages and carports.
4. The exterior construction must be completed within twelve (12) months after construction has started. No residence shall be occupied unless all exterior construction on the residence is completed.
5. Travel trailers and RV's may be stored on the Property or used as a camp house, but not as a permanent residence.
6. All Owners shall be responsible for fencing their respective tracts, so as to keep all pets, livestock and fowl within their individual boundaries. Fences shall be constructed only of wire, wood, or other industry standard fencing materials.
7. There is imposed, a fifty foot (50') building set back from all property lines. No structure, including residence, barns, sheds, deer blinds, or any other out buildings, shall be constructed or placed within this setback area. Utilities, fences, cross fencing, pens and roads are excluded from this condition.
8. Each tract herein shall have a 25 ft. utility easement along the front, (road) side, edge of the current boundary line of the Property, to allow for the construction, maintenance and repairs of all utilities.

10. No dumping, disposal or storage of waste of any kind shall be allowed at any time, including, but not limited to trash, metal, inoperable vehicles or hazardous toxic materials, further no rubbish or debris, of any kind, shall be allowed to be placed, or allowed to accumulate, on the Property. No noxious odor shall be permitted to arise from any activity on the Property so as to render the Property, or any portion thereof, unsanitary, unsightly or offensive.
11. No industrial activity shall be permitted on the Property and no commercial business, of any kind, shall be allowed on the Property. However, home based business and commercial activities are permitted provided that said business doesn't result in additional traffic that would create a disturbance or nuisance. Except as hereinafter prohibited, this restriction is not to be interpreted as to prevent normal farming and ranching activities, including the keeping and breeding livestock and maintaining vineyards, or orchards.
12. No signs of any kind shall be displayed in public view on the Property, except for a sign advertising that the Property is available for sale or builders sign during construction. In the latter event, only on sign, not more than 10 square feet, may be placed on any single parcel of the Property for advertising purposes.

The parties hereto agree that these restrictions will be filed for record in the official public records of Burnet County, Texas.

Signed and agreed this the ____ day of _____, 2022.

Owner _____

STATE OF TEXAS

COUNTY OF Burnet

The foregoing instrument was acknowledged before me on the
____ day of _____ 2022 by _____

Notary Public-State of Texas