

Dairy Acres

Phase I

Deed Restrictions

TREF Land, LLC (Developer) as owner of the certain property described in Exhibit A, attached hereto, described as Dairy Acres Phase 1, and made a part hereof for all purposes (the "Development") adopted certain restrictions (Deed Restrictions) for the development. The deed restrictions set forth in this document shall be binding as to the lots covered thereby upon the company, its successors and assigns and all subsequent property owners in said subdivision, each to whom shall be obligated and bound to observe such restrictions, covenants, and conditions. Notwithstanding these restrictions, until such time as 75% of the development is sold, TREF Land, LLC, reserves the right to change, modify, or amend the Deed restrictions in order to improve, use, and/or sell the development.

(a) The company, its successors and assigns and any property owner in the subdivision may enforce the restrictions, covenants and conditions above provided in any manner permitted by law; and in addition to all other remedies, the company, its successors and assigns and any property owner in the subdivision shall have the right to maintain a suit for an Injunction, either prohibitive or mandatory; and the waiver of any such right in any instance shall not deprive the company, its successors or assigns or any property owner in the subdivision from asserting such rights at any later date;

(b) Any person, firm or corporation supplying or furnishing any utility, such as water, sewers, electricity, lights, internet, and telephones shall have the right of access in, on or along any street or any easement across any portion of such property, without liability to the owner for any damages to bushes, shrubs, or other obstructions.

(c) No obnoxious or offensive trade or activity shall be carried on upon any of the property in said subdivision, nor shall anything be done thereon which is, may be, or may become an annoyance or nuisance to any of the property owners in said subdivision. Large trucks, such as eighteen wheelers may not be permanently parked in or on any lot for an extended period of time. However, boats, RV's, Campers and any other such vehicle are allowed as long as they are not being used as a permanent dwelling.

(d) No Tract/Lot shall be re-subdivided into, nor shall any dwelling be erected or placed on any lot having a width of less than 100 feet, nor shall any dwelling be erected in said subdivision containing a dwelling area of less than 1,300 square feet, exclusive of porches and garages.

(e) All Tracts/Lots in said subdivision, except those marked "reserved" on the plat of said subdivision shall be residential lots exclusively and shall be used for residential purposes only; and not more than two families or constituents of two families shall reside on any one

lot; or two families or constituents of two families live on any one lot, their dwelling/places shall be erected as one building or detached dwelling/building; and no structure shall be erected on any one lot in the subdivision other than a single family dwelling, or a detached dwelling/enclosed garage or workshop, not exceeding two stories in height and an area of less than 1,300 square feet, exclusive of porches and garages.

(f) No permanent structures of any kind are allowed within the setback lines as shown on the recorded Plat

1. “Non-Reserved” Lots

Along with any deed restrictions set forth in the aforementioned paragraphs, (a) through (f), the following deed restrictions will also apply.

- a. Absolutely No Mobile Homes are allowed on the following Tracts/Lots:
 - i. Lots 1 thru 19
 - ii. Lots 22 thru 39
- b. The following Tracts will allow Mobile Home, that meet these requirements, Mobile home must be New at the time of Placement, Mobile Home must be double wide, Mobile Home must be skirted on ALL 4 sides.
 - i. Lots 20 & 21
- c. All Homes must be a minimum of 1300 sq. ft., excluding porches and garages.
- d. All Homes must have a minimum of a 2-car enclosed garage.
- e. All Tracts under 2 Acres are limited to 1 single family residence, however a small quest house is allowed, if located behind the main residence

2. Reserved Lots

Along with any deed restrictions set forth in the aforementioned paragraphs, (a) through (f), the following deed restrictions will also apply.

- a. The following Tracts/Lots will be marked “Reserved.”
 - i. Tracts 20 & 21
- b. The Lots/Tracts marked as reserved will be subject to the following Deed Restrictions; No more than 1 mobile home may be placed on the property and all Mobile homes must be New upon placement, Mobile Home must be double wide and must be skirted on ALL 4 sides.
- c. Multiple homes may be placed on the property, however they must all meet the same criteria as set forth for the Non-Reserved Tracts/Lots. But, only one of the Homes may be a Mobile Home as described in Paragraph 2. (b.)
 - i. All Homes much be a minimum of 1300 sq. ft., excluding porches and garages.
 - ii. All Homes must have a minimum of a 2-car enclosed garage.

Signed this the ____ day of _____, 2024

TREF Land, LLC, Christopher Damm as Managing Member

STATE OF TEXAS }

COUNTY OF ATASCOSA }

This instrument was acknowledged before me on _____, 2024, by Christopher Damm, a Managing Member of TREF Land, LLC on behalf of TREF Land, LLC, a limited liability company.

Notary Public, State of Texas
My commission expires: _____

AFTER RECORDING RETURN TO:

TREF Land, LLC
10223 McAllister Freeway #105
San Antonio, Texas 78216