

EXHIBIT "B"
Restrictive Covenants

1. There shall be no mobile homes installed on the property. Cabins and Barndominiums are allowed.
2. All perimeter fences erected on any tract shall be of new material and erected in accordance with professional fence building standards regarding quality and appearance.
3. Except for placement of entrance and other gates, fences, roadways, wells, well houses, and septic systems, nothing shall be stored, placed or erected on any tract nearer than 50 feet from any boundary line of such tract.
4. Livestock are allowed, there shall be no commercial livestock feeding operation conducted on the property.
5. Abandoned or inoperative equipment, vehicles or junk shall not be permitted on any tract. Property owners are to keep their respective tract of land clean and neat in appearance and free of litter at all times.
6. Any livestock feeders and/or structures of any kind shall be a minimum of 50 feet from any property line, fence or road and shall not be visible from any public road.
7. Any owner or owners may enforce the restrictions.

EXHIBIT "C"
Permitted Exceptions

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas, and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
3. Standby fees, taxes and assessments by any taxing authority for the current year and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax years.
4. Sewage facility regulations and orders governing residential subdivision, private sewage facilities, waste disposal and the drilling and use of water wells as passed by the Commissioners Court of Blanco County, Texas, and the Texas Natural Resource Conversation Commission.
5. Rights of the public to any portion of the Land lying within the area commonly known as County Road 208 (Odiorne Road).
6. Subject to easement recorded in Volume 69, Page 168, Deed Records, Blanco County, Texas.
7. Utility Easement granted to Pedernales Electric Cooperative recorded in Document No. 190414 Official Public Records, Blanco County, Texas.
8. Subject to the rights of others in and to County Road 208 (Odiorne Rd) as show on survey plat dated December 19, 2018, prepared by Goodson Surveyors, Mike W. Kreigel, RPLS No. 4330.

Filed this 9 day of May 2019
3:33 P.M.

Laura Walla
County Clerk, Blanco County, Texas
By Kwanya Reed Deputy

STATE OF TEXAS
COUNTY OF BLANCO

I hereby certify that this instrument was FILED in File Number Sequence on the
date and the time stamped hereon by me and was duly RECORDED in Official
Public records of Blanco County, Texas on

MAY 13 2019



Laura Walla
COUNTY CLERK
BLANCO COUNTY, TEXAS