Restrictions 10 acres, more or less, subject to final contract negotiations

**DEED RESTRICTIONS FOR 10 acres, more or less, being a part of 37.023 acres, more or less, located on 4721 Andreas Rd, Round Top, Texas 78954 to be mutually negotiated and agreed by Buyer and Seller**

Following restrictions shall be in place for 20 years beginning date of closing and funding

1. DWELLING: Only one main residence with a secondary/guest house.

2. SUBDIVISION: Subdivision subject to written approval of remainder owners of +/-37.023 acres and approval by Fayette County

3. SETBACKS: No residential structure shall be erected on any tract closer than thirty feet (30’) from any property line.

4. PROPERTY USE: All tracts shall be used for single family residential purposes only and no tract shall be used for multi-family, business, professional, commercial or manufacturing purposes except as (a) use of the residence as a family atmosphere Bed and Breakfast. Retail sales to the general public are not permitted from the property.

5. ANIMALS: There shall be no commercial raising or feeding operations of any animal on any tract. Horses, cattle, goats, sheep or chickens may be kept on any tract. No swine may be kept on any tract

6. WASTE: No part of any tract shall be used for the purpose of dumping or storing trash, ash, household waste, animal waste, or discarded items that serve no useful or aesthetic purpose, or that may result in a health hazard or potentially decrease surrounding property value.

7. ENFORCEMENT: Each property owner has the right to enforce these restrictions and protective covenants on the remaining subdivisions of the +/-37.023 acre tract.

8. SEVERABILITY: Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.