

ARTICLE III.

RESTRICTIVE COVENANTS

The Declarant hereby declares that the Property shall henceforth be owned, held, transferred, sold and conveyed subject to the following covenants, conditions and restrictions which are intended for the purpose of protecting the value and desirability of, and which shall run with, the Property and shall be binding on Declarant and all Owners, and their respective heirs, successors and assigns, and which shall inure to the benefit of Declarant and each Owner of any part of the Property, and their respective heirs, successors and assigns.

Section 1. Building Restrictions

(1) Not more than one single-family dwelling may be erected on any Tract. In addition, Servant's quarters, one (1) guest house, B & B (Bed and Breakfast), VRBO (Vacation Rental by Owner), and related outbuildings, barns, stables, pens, fences and other similar improvements may be constructed or erected on a Tract.

(2) Single-family dwellings shall contain a minimum of 1800 square feet of living area. For purposes of this restriction the term "living area" shall mean that area of a dwelling which is heated and cooled, exclusive of porches, breezeways, carports, garages or basements.

(2a) B & B, VRBO, and Guest houses shall contain a minimum of 1000 square feet of living area. For purposes of this restriction the term "living area" shall mean that area of a dwelling which is heated and cooled, exclusive of porches, breezeways, carports, garages or basements.

(3) The exterior of the dwelling, servant's quarters, B & B, VRBO and guesthouses ("buildings") shall be constructed of rock, stone, stucco, and/or masonry constituting 50% of the exposed exterior of the buildings. The exposed exterior shall exclude area occupied by windows and doors.

(4) All buildings shall be substantially completed not later than twelve (12) months after the commencement of construction.

(5) All dwellings shall be newly constructed and erected on site. No dwelling shall be moved on to a Tract.

(6) A residence or dwelling shall not be occupied until the exterior thereof shall be completely finished and plumbing is connected to a septic system or other water disposal system which has been approved by Gillespie County and/or State of Texas Health Department and/or other governing body regulating wells and septic systems.

(7) Recreational vehicles, travel trailers, and/ or buses shall not be used as a dwelling

(permanent or temporary) on any tract. All boats, tractors, golf carts and ATV's, motorcycles, and other similar types of vehicles, recreational vehicles and travel trailers may be stored on a Tract provided they are not visible to the public. Mobile homes, modular homes, and/or manufactured homes are prohibited upon the Property.

(8) All perimeter fences erected on any Tract shall be of new material, erected in accordance with professional fence building standards regarding quality and appearance and be constructed with 48 inch woven wire mesh with a bottom strand of barbed wire below the mesh and 2 strands of barbed wire above the mesh. No chain link fence shall be permitted.

(9) All utility lines, including but not limited to electric, telephone and cable installed after June 1, 2019, shall be installed underground from the point of connection with the public utility to its terminus at the structure/improvement.

(10) Building restrictions (2), (3), and (5) shall not apply to the residential improvement upon Tract 1.

Section 2. Setback Requirements

(1) Except for entrance and other gates, fences, roadways, wells, well houses, septic systems and buried or overhead electric, telephone and other buried or overhead utility lines, no improvement shall be stored, placed or erected nearer than 100 feet from any side boundary of a Tract or within 100 feet of any tract boundary that abuts the Roadway Easement.

(2) Improvements constructed prior to June 1, 2019 and renovations and additions to Improvements constructed prior to June 1, 2019, shall not be subject to the setback requirements.

Section 3. Use Restrictions

(1) Except as set forth below, all Tracts constituting the Property shall be used for single-family residential purposes only, and no Tract shall be used for any commercial purpose. Notwithstanding the above and as exceptions thereto, a bed and breakfast or VRBO may be operated on a Tract. For purposes of these restrictions, the term "bed and breakfast" shall mean a lodging service within rooms of the principal dwelling or in a separate guest house.

(2) No pigs, hogs, swine or fowl shall be permitted on the Property unless raised in conjunction with a 4-H or FFA related project.

(3) Declarant (and/or their tenants or assignees) shall have the right to graze cattle or livestock on an Owner's Tract until such time as such Owner has enclosed the Owner's Tract by fence; and each Owner and their respective heirs, successors and assigns, by acceptance of title to an interest in a Tract, hereby agree to indemnify and hold harmless Declarant (and their respective tenants or assignees), from and against, and hereby waive and release any claims or causes of action such Owner may have with respect to, any injuries to any persons or any damages to any

properties that may be caused by livestock on an Owner's Tract, or that may otherwise arise out of, or be suffered or incurred in connection with, the exercise by Declarant (or their tenants or assignees) of the right to graze livestock on an Owner's Tract, and/or the presence of livestock on an Owner's Tract.

(4) The owner of a tract which has a boundary on the perimeter of the Subdivision (a boundary which abuts property other than a Subdivision Tract boundary) shall maintain the fence on the Tract's boundary perimeter in a manner which will restrain livestock.

(5) There shall be no commercial feeding operation or commercial breeding of animals or fowl on any Tract. Animals used for grazing a tract while simultaneously raising young (e.g., a cow/calf operation) shall not be considered commercial breeding of animals.

(6) Abandoned or inoperative equipment, vehicles or junk shall not be stored or maintained on any Tract. Owners are to keep each Tract clean and neat in appearance and free of litter at all times.

(7) No Tract shall be further divided or resubdivided without the express approval of Declarant.

(8) No Hunting Blinds/Stands/Feeders shall be placed within 100 feet from any boundary of a Tract. Commercial hunting is not allowed.

(9) All driveways shall be constructed of asphalt, concrete, pre-manufactured stone or brick pavers, or crushed granite.

(10) All structures including well heads, guest houses, pool houses and storage buildings shall have exterior walls, roof and trim that match in color to the main dwelling.

(11) No signs, banners or pennants of any kind shall be displayed to the public view on any Tract, except for real estate signs marketing property in the subdivision.

(12) All yards and lawns and other portions of Tracts that are landscaped or cleared shall be kept neat and well maintained and all grass, weeds and vegetation on each Tract shall be kept neat in appearance.

(13) No Tract shall be used as a dumping ground for rubbish.

(14) No radio or television aerial wires or antennas shall be erected on any portion of any Tract.

(15) No building structure erected on any Tract shall exceed thirty-five (35) feet in height.

(16) Mineral exploration, mining and similar activities are prohibited, provided, removal of caliche material to be used as road base on the Property, is permitted.