

Restrictions:

- 1) No prefabricated structures or mobile homes are permitted to be located on the property.
- 2) Recreational vehicle shall be allowed on the property for storage purposes only and shall not be lived in.
- 3) The property will be restricted to residential only and no commercial activity shall be allowed on the property.
- 4) No structure of a temporary character, whether trailer, motor home, recreational vehicle, tent, basement, shack, garage, barn, or other outbuilding shall be maintained or used on the property at any time as a residence, either temporarily or permanently.
- 5) The property shall not be used as a depository for abandoned, junked, or unregistered motor vehicles, boats, airplanes, trailers or other similar items.
- 6) Domestic livestock and exotic animals shall be allowed on any Tract so long as such animals do not exceed one (1) animal for every two (2) fenced acres and do not become a nuisance or threat to other Owners. Pigs and hogs are not allowed on the property.
- 7) No commercial drilling, mineral development operations, mineral refining, quarrying, mining or water operation of any kind shall be permitted upon or in any Tract
- 8) The Owner shall always keep its improvements in good condition and repair and ensure that all Improvements are adequately painted and otherwise maintained by the Owner.
- 9) No Tract shall be used to maintain as a dumping ground for rubbish, landscape trimmings or other debris. All Tracts shall be kept in a neat and orderly condition.
- 10) The property may not be subdivided.

Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative, to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (a) the Restrictions touch and concern the Property; (b) privity of estate exists by reason of the ownership of the Property; (c) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (d) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantee, and the Affected Property Owners, who are affected by the structural integrity, appearance, and uses

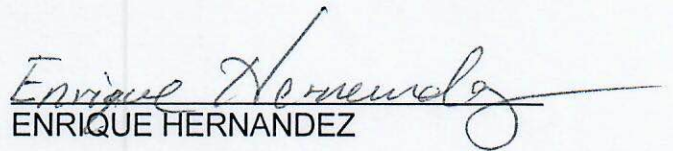
of the Property. The Restrictions run with the land making up the Property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, Affected Property Owners, and their successors and assigns forever.


RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made subject to Restrictions set out on Exhibit "A" attached hereto and made a part here of for all pertinent purposes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

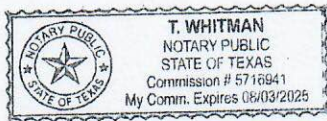

ENRIQUE HERNANDEZ



SANDRA HERNANDEZ

STATE OF TEXAS

COUNTY OF BURNET

This instrument was acknowledged before me on the 15th day of December, 2021, by ENRIQUE HERNANDEZ and SANDRA HERNANDEZ.




Notary Public, State of Texas