

**RESTRICTIONS, CONDITIONS AND LIMITATIONS RELATING  
TO THE DEVELOPMENT AND USE OF THE PROPERTY  
LOCATED ON VETERAN'S MEMORIAL DRIVE**

Pursuant to the Texas Local Government Code §263.004, Seller has determined that the following restrictions, conditions and limitations ("the Restrictions") are necessary and proper. The Restrictions shall be included in any deed conveying the Property and shall run with the land.

1. The Property shall be used for residential, farm and ranch and light commercial purposes only. No manufactured home parks or mobile home parks are permitted to be developed on the Property, and no mobile homes or modular homes of any type are allowed. All commercial vehicles, trailers, farm equipment, boats, recreational vehicles, campers, ATVs, UTVs and non-running vehicles must be in a garage or screened from view. Guest cottages and/or living quarters inside barns are allowed. Barndominiums are allowed. Light commercial use is allowed so long as it does not create heavy traffic, foul odors, loud noises or become a nuisance to neighboring property owners. At-home businesses are allowed as long as they will not create heavy traffic, excessive noise, unsightly views, or foul odors.
2. There shall be no commercial feedlots, commercial chicken or other poultry houses, or commercial hog farms. Horses, cattle, goats, sheep, chickens/roosters and other livestock may be kept on any tract. Animals, livestock, and poultry are allowed provided that no government regulations are violated: no poultry and/or swine may be raised, bred, or kept for commercial purposes. Any livestock pens must be no closer to any front, side, or rear property line than 150 feet, and kept clean, sanitary, and reasonably free of refuse and waste. No animals shall be allowed to make an unreasonable amount of noise or to become a nuisance. No animal shall be maintained, kept, cared for or boarded for hire or remuneration on the Property and no kennels for boarding or operation shall be allowed.
3. All septic and drainage improvements must be approved by any applicable county, state and/or federal authority. Temporary bathrooms shall not remain on the property longer than fifteen (15) days after any construction project is completed or five (5) days after any special event is concluded.
4. No building or structure should be placed or built on any tract nearer than 30 feet from Veteran's Memorial Drive or nearer than 20 feet from any other lot line.
5. Any residential building, residential structure, or residential improvement commenced upon the Property shall be completed as to the exterior finish and appearance within twelve (12) months from the commencement date.
6. No commercial, skeet, trap or sport shooting range operation involving the discharge of firearms will be allowed on the Property.

7. No trash, garbage, or other disposal matter shall be deposited or stored on said premises. Storage shall be limited to and contained in a garage or barn. No open pit garbage dump shall be used or constructed.
8. The survey required by the Earnest Money Contract to which the Restrictions are attached shall indicate that the Property is not contiguous with any existing parking lots or driveways on Seller's remaining property, and access to the Property will not be, at any time unless Seller subsequently agrees to such in writing, through, over or across Seller's remaining property.
9. Invalidation of any one or more of the Restrictions by judgment of any court shall in no way affect any of the other Restrictions and provisions herein contained, which shall remain in full force and effect.

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date