

AMENDMENT TO RESTRICTIVE COVENANTS

STATE OF TEXAS

COUNTY OF COLORADO

The Restrictive Covenants attached hereto as Exhibit "A" filed by NAVIDAD CATTLE COMPANY LLC, a Texas limited liability company of Fayette County, Texas, dated November 1, 2018, and recorded in Volume 883, Page 141 of the Official Records of Colorado County, Texas, are hereby amended by the Managing Member of NAVIDAD CATTLE COMPANY LLC owning all interest in and to 110.9 acres of land situated in Colorado County, Texas, a part of the B. J. Igams Survey, A-350.

I, KIESHA S. YOUENS, Managing Member of NAVIDAD CATTLE COMPANY LLC, having complete authority, do by these presents remove Item 3 in said Restrictive Covenants as stated "The property may not be subdivided into multiple tracts of land". Said Item 3 is void and shall have no further effect.

This Amendment is effective on the date it is signed and filed in the Official Records of Colorado County, Texas.

Signed this 17th day of December, 2018.

NAVIDAD CATTLE COMPANY, LLC

By: Kiesha S. Youens

KIESHA S. YOUENS, Managing
Member

STATE OF TEXAS

COUNTY OF ~~FAYETTE~~ COLORADO

Before me, the undersigned authority, on this day personally appeared KIESHA S. YOUENS, Managing Member of NAVIDAD CATTLE COMPANY LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said company.

Given under my hand and seal of office this 17th day of December, 2018.



[Signature]
Notary Public, State of Texas

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RESTRICTIVE COVENANTS

STATE OF TEXAS

COUNTY OF COLORADO

DATE: November 1, 2018

NAVIDAD CATTLE COMPANY LLC, a Texas limited liability company of Fayette County, Texas, owner of a 110.9 acre tract of land situated in Colorado County, Texas, a part of the B. J. Igams Survey, A-350, described in the deed from Kiesha S. Youens, Trustee, to NAVIDAD CATTLE COMPANY LLC dated October 22, 2018, and recorded in Volume 881, Page 849 of the Official Records of Colorado County, Texas, being more particularly described by metes and bounds on Exhibit "A" attached hereto, do by these presents place the following restrictions and covenants that will run with the land and be binding on its successors and assigns:

1. The property shall be used solely for private single family residential purposes and/or agriculture use, as is hereinafter restricted. No professional business or commercial activity shall be conducted upon the property except an owner may conduct business activities within a residence so long as: (i) the existence or operation of the business activity is not apparent or detectable by sight, (ii) the business activity is consistent with the residential character of the property and does not constitute a nuisances, or a hazardous or offensive use, or threaten the security or safety of the neighboring properties.
2. No mobile home, modular home or any other type of prefabricated home shall be located on the property.
3. The property may not be subdivided into multiple tracts of land.
4. Each residence constructed on the property shall contain no less than 1,000 square feet of enclosed and air-conditioned floor living area, exclusive of the garage area, porches, terraces, patios, driveways and carports.
5. Any residence and/or other permanent structures constructed are to be completed within one (1) year from the commencement of construction. Temporary facilities such as travel trailers and motor homes may be utilized during the construction period. However, in no event shall any such temporary facility be allowed to remain on the property longer than one (1) year. This one (1) year period shall be cumulative in nature.

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6. Following the completion of construction all temporary facilities such as travel trailers and motor homes may be stored upon the property so long as they are not used as a residence and are stored in a detached garage or a similar structure of good construction.
7. Outbuildings used in conjunction with residential use of the property is permitted. All outbuildings including detached garages, workshop and barns must be of good construction, kept in good repair and not used for residential purposes.
8. No structure shall be erected on the property closer than seventy-five feet (75') from any property line.
9. The owner of the property shall be responsible for the maintenance and painting of all improvements located upon the property. No refuse pile, unused or abandoned motor vehicles, trailers or other unsightly objects shall be allowed to remain anywhere on the property.
10. No commercial signs advertising the name of a commercial enterprise shall be located on the property.
11. In the event of the sale of the property, one (1) for sale sign, said sign being no more than six (6) square feet in size, may be located on the property.
12. No obnoxious or offensive activity shall be allowed or carried on, upon or from the property, nor shall any activity be allowed or conducted upon the property that would be a nuisance to the owners of adjoining lands.
13. Except as restricted by these provisions, farming and ranching operations, including the raising of cattle and livestock, shall be permitted, provided, however, no commercial feedlot type operations, commercial swine operations or commercial poultry operations shall be permitted on the property.
14. Chickens, ducks, geese or other poultry shall be allowed if contained within a pen and do not become an annoyance to neighbors.
15. Animals used for non-commercial special projects, for example, children's participation in FFA, 4-H, County Fair or other special projects emphasizing education and individual responsibility with animals including poultry and swine are permitted only if used in a child's or student's education related projects.
16. No one may use, generate, manufacture, produce, store, release, discharge, or dispose of, on, under or about the property, or transport to or from the property any hazardous substance (as defined by state or federal law) or allow any other person or entity to do so except in minor amounts under conditions permitted by applicable laws.

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17. The foregoing restrictions and covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twelve (12) years from the date of recording, and shall automatically be extended thereafter for successive periods of ten (10) years; provided, however, that the owners of a majority of the landowners shall vote to terminate the provision herein.

Witness my hand this 1st day of November, 2018.

NAVIDAD CATTLE COMPANY, LLC

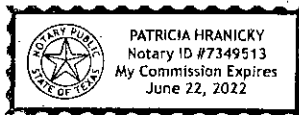
By: Kiesha S. Youens
KIESHA S. YOUENS, Managing
Member

STATE OF TEXAS

COUNTY OF FAYETTE

Before me, the undersigned authority, on this day personally appeared KIESHA S. YOUENS, Managing Member of NAVIDAD CATTLE COMPANY LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said company.

Given under my hand and seal of office this 1st day of November, 2018.



Patricia Hranicky
Notary Public, State of Texas

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COLORADO COUNTY, TX

2018 DEC 12 AM 11:15

KIMBERLY MENKE
COUNTY CLERK**5077**FILED FOR RECORD
COLORADO COUNTY, TX

2018 NOV 21 AM 11:26

KIMBERLY MENKE
COUNTY CLERK

BEING 110.9 acres of land, more or less, out and part of the B. J. IGAMS SURVEY, Abstract No. 350, and part of 210.9 acres conveyed by Robert E. Klockman and wife, Bertha Klockman to Frank Janacek by deed dated April 7, 1905, of record in Book 30, Pages 7 and 8 of the Deed Records in the office of the County Clerk of Colorado County, Texas, being the same land described in Deed from Anton Pytlovany and Adela Foltik and husband, Joe Foltik, to Rosie D. Pytlovany, dated January 10, 1955, recorded in Volume 182, Page 295, of the Deed Records of Colorado County, Texas, to which reference is made for all purposes;

BEGINNING at the Northwest corner of a tract of 100 acres of land sold to Janacek off of said 210.9 acres;

THENCE, South with Joe Janacek's line 618.5 varas to stake in field;

THENCE, West with Joe Janacek's line 170 varas to a stake in the field;

THENCE, South with Joe Janacek's line 289.7 varas to a stake in the south line of said 210.9 acre tract;

THENCE, South 89 $\frac{1}{4}$ deg. West for a distance of 571.2 varas to a stake, the SE corner of said 210.9 acre tract;

THENCE, North $\frac{1}{4}$ deg. West for a distance of 914 varas to a stake in the NW corner of said 210.9 acre tract;

THENCE, East with public road 742.3 varas to the PLACE OF BEGINNING, containing, within said limits, 110.9 acres of land more or less and being the same land described in deed from Frank Janacek to Minnie Janacek dated February 19, 1915, recorded in Volume 56 at page 632 and 633 of the Deed Records in the office of the County Clerk of Colorado County, Texas.

STATE OF TEXAS COUNTY OF COLORADO
I hereby certify that this instrument was FILED on the
date and time stamped hereon by me, and was duly
RECORDED to the Volume and Page of the OFFICIAL
RECORDS of Colorado County, Texas and stamped
hereon by me, on

DEC 12 2018



Kimberly Menke
KIMBERLY MENKE
COUNTY CLERK, COLORADO COUNTY, TEXAS

STATE OF TEXAS COUNTY OF COLORADO
I hereby certify that this instrument was FILED on the
date and time stamped hereon by me, and was duly
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hereon by me, on

NOV 21 2018



Kimberly Menke
KIMBERLY MENKE
COUNTY CLERK, COLORADO COUNTY, TEXAS

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EXHIBIT "A"
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