

RESTRICTIONS, COVENANTS AND CONDITIONS

THE STATE OF TEXAS

COUNTY OF TAYLOR

WHEREAS TROY LIMBAUGH, JEFFREY CALLAWAY, and WILL DORAN are the owners of 157.398 acre tract being the same tract described in Deed recorded in Volume 2889, Page 253, Official Public Records of Taylor County, Texas, described as the Northeast One-Fourth (NE/4) of Survey No. 27, Block 1, S.P.R.R. Company Survey, Abstract 303, Taylor County, Texas, described as follows:

SEE EXHIBIT ATTACHED HERETO

Owners hereby adopt the following Restrictions, Covenants and Conditions which shall be applicable to the entire tract and same shall run with the land:

1. No tract conveyed shall be for less than ten (10) acres nor shall any tract be subdivided into less than ten (10) acre tracts.
2. Each tract shall be used for single family residential purposes only. Each residence constructed shall contain a minimum of 2300 square feet of living area and have an attached or detached two car garage. Barns, stables and shops shall be permitted. No commercial use of the property shall be permitted.
3. No house trailer, modular or manufactured house, mobile home, moved in houses, tents, barndominiums, shacks, or log cabins shall be permitted. All construction shall be new construction from the ground up.
4. One head of livestock shall be permitted for each two acres of any tract conveyed. Any livestock raised for show purposes shall be permitted.

5. No handguns or high powered rifles shall be permitted to be fired on the premises except for defense of life or property.
6. A purchaser of any property located in the 157.398 acres described shall be entitled to enforce any of the restrictions and covenants contained herein. The owners named herein are not responsible for enforcing any violation which occurs subsequent to any conveyance of property located within said 157.398 acres herein described.
7. No junked vehicles, tractors, farm or oil field equipment or salvage of any kind nor landfills shall be permitted.
8. These restrictions may be amended at any time by the owners prior to all of the tracts being sold. After all tracts within the 157.398 acres herein described have been sold and conveyed by the Owners named above these Restrictions may be amended only by a two-thirds affirmative vote of all of the property owners.

EXECUTED this 29 day of May, 2018.


TROY LIMBAUGH


JEFFREY CALLAWAY


WILL L. DORAN