

DECLARATION OF RESTRICTIVE COVENANTS

ANSON DARNIEL SURVEY, ABSTRACT NO. 222

Bosque County, Texas

STATE OF TEXAS

COUNTY OF BOSQUE

Background

SAI FOUR LLC ("Declarant") owns the property in Bosque County, Texas, out of the Anson Darniel Survey, Abstract No. 222, described by tract in Exhibit "A" (each a "Tract," together the "Property").

Declarant is dividing the Property into separate Tracts for sale and wants each Tract to follow the same set of basic rules, so the rural, residential, and recreational character of the Property is preserved for everyone who owns a Tract.

Declarant therefore puts the Property, and each Tract sold from it, under the restrictions below (the "Restrictions"). These Restrictions run with the land and apply to Declarant and every future owner of a Tract, including their heirs, successors, and assigns.

Article 1 — Permitted Use

1. Each Tract may be used for single-family residential, agricultural, ranching, hunting, and recreational purposes.
2. The following uses are allowed and are not considered prohibited commercial or industrial use: a home office or home-based business that does not materially interfere with neighboring property; short-term rentals; raising and selling livestock; agricultural production and the sale of agricultural products, including hay production and sales; cattle and normal ranching operations; beekeeping; leasing hunting rights; leasing all or part of a Tract for grazing or agricultural purposes; and other customary agricultural, ranching, hunting, and recreational activities.
3. Commercial or industrial development, such as manufacturing or processing facilities, is not allowed except as described above.

Article 2 — Covenants and Restrictions

1. **Site-Built Homes and Barndominiums Only.** Homes must be built on site. Barndominiums are allowed. Mobile homes, manufactured homes, modular homes, and container homes are not allowed.
2. **Building Setbacks.** Homes and other main structures must be at least fifty (50) feet from the road and at least twenty-five (25) feet from side and rear property lines.
3. **No Junk or Inoperable Vehicles.** Junk, trash, scrap metal, and inoperable or unlicensed vehicles may not be kept where visible from the road or a neighboring Tract. This does not apply to vehicles or equipment actively used for farm, ranch, hunting, or construction work.

4. **No Commercial Hog Farms, Feedlots, or Poultry Operations.** Commercial hog farms, feedlots, and commercial poultry operations are not allowed. Personal livestock and poultry for the owner's own use are fine.
5. **No Other Commercial or Industrial Use.** No junkyards, landfills, slaughterhouses, salvage yards, or similar commercial or industrial uses.
6. **No Nuisances.** No illegal, hazardous, or unreasonably disruptive activity, such as excessive noise, odor, or dust, that interferes with neighboring Tracts.
7. **No Further Subdivision.** No Tract shall be subdivided for five (5) years from the date this Declaration is recorded. After that five-year period, this restriction ends and a Tract may be subdivided as allowed by Bosque County and applicable law.

Article 3 — Term, Enforcement, and Changes

1. **Term.** These Restrictions last twenty-five (25) years from the date this Declaration is recorded, and renew automatically every ten (10) years after that unless changed or ended as described below.
2. **Enforcement.** Declarant or any Tract owner may take legal action to enforce these Restrictions against anyone who violates them. Not enforcing a violation once does not give up the right to enforce it later.
3. **Changes.** These Restrictions may be changed, amended, or terminated only by a written instrument signed by the owners of both Tracts identified in Exhibit A and recorded in the Official Public Records of Bosque County, Texas.
4. **Severability.** If a court finds any part of this Declaration invalid, the rest stays in effect.
5. **Governing Law.** Texas law governs this Declaration.

Execution

EXECUTED to be effective as of the ____ day of _____, 20____.

DECLARANT:

SAI FOUR LLC,
a Texas limited liability company

DocuSigned by:
By: SAI Four LLC
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Name: SAI Four LLC