

DECLARATION OF DEED RESTRICTIONS FOR [RIC WILLIAMSON BUSINESS PARK]

1. Applicability:

These Deed Restrictions shall apply to all lots, tracts, or parcels of land (hereinafter referred to as "Lots") within the [RIC WILLIAMSON BUSINESS PARK], as recorded in the plat records of [PARKER COUNTY, TEXAS]. These restrictions are established to ensure the harmonious development and preservation of the park as a commercial business park of high quality.

2. Permitted Use:

All Lots shall be used exclusively for commercial purposes. Permitted uses shall include, but are not limited to, offices, retail establishments, light industrial, and other business-related activities consistent with the Parker county regulations.

3. Prohibited Uses:

The following uses are strictly prohibited on any Lot within the [RIC WILLIAMSON BUSINESS PARK]:

- * Wrecker yards or towing storage facilities.
- * Recycling facilities (including, but not limited to, those for paper, glass, plastic, or metal).
- * Salvage yards or junk yards of any kind.
- * Adult entertainment institutions, including but not limited to, adult bookstores, adult movie theaters, or sexually oriented businesses.
- * Mobile home developments, trailer parks, or manufactured housing communities.
- * Wrecker yards

4. General Restrictions:

- * All businesses shall operate in a manner that does not create a nuisance, including excessive noise, odors, or dust, that would interfere with the use and enjoyment of adjacent Lots.
- * All Lots and improvements thereon shall be maintained in a clean,

neat, and orderly condition at all times.

5. Enforcement:

These Deed Restrictions shall be binding on all present and future owners of the Lots. The enforcement of these restrictions shall be the responsibility of [the Developer, etc.]. Any owner of a Lot shall have the right to enforce these restrictions by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant.

6. Severability:

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

7. Term:

These covenants and restrictions are to run with the land and shall be binding for a period of [e.g., twenty (20) years] from the date these restrictions are recorded, after which time they shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the Lots has been recorded, agreeing to change said covenants in whole or in part.