Seis Banderas Ranch Property Owners Restrictions

1. No activity shall be conducted or permitted to be conducted on the property which would in any way diminish, dilute, pollute or in any other way adversely affect the water quality of any lakes, ponds, rivers, brooks or streams located on or adjacent to the Property.

2. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any portion of the Property, except for:

    a. a reasonable number of dogs, cats, or other domestic pets; and

    b. Horses, cattle, sheep, and other domestic livestock, up to but not exceeding one animal per five acres, except there shall be no swine allowed.

3. No business, professional, or other commercial activity to which the general public is invited shall be conducted on the Property, other than agricultural operations not otherwise prohibited herein.

4. No commercial dog kennels shall be permitted on the Property.

5. No feedlot operations shall be permitted on the property.

6. No commercial hog, chicken, bird or poultry or dairy farms shall be permitted on the property.

7. No wrecking yards shall be permitted on the Property.

8. No dump grounds shall be permitted on the Property.

9. No portion of the Property shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, and no such materials shall be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept clean and in a sanitary condition. No waste materials, pesticides or other similar chemicals or discharge shall be used on the Property in a manner which might contaminate drainage areas within the Property leading to lakes, ponds, stock tanks, rivers, brooks, creeks or streams.

10. No waste dumps shall be permitted on the Property.

11. No toxic water disposal shall be allowed on the Property.

12. All septic tanks must be approved by the County of Lampasas and any other governmental authority.

13. No mobile homes, move-in homes, temporary dwelling, or other temporary building shall be moved onto, or erected on the Property for any purpose.

14. The property shall not be subdivided into parcels less than 50 acres each and there shall be no more than one residence per 50 acres. There shall be no multi—family dwellings, defined as any dwelling that has more than one kitchen.

15. No dwelling or building containing more than two stories above ground level shall be permitted on the Property.

16. The minimum square footage for homes on the Property shall be one thousand two hundred (1,200 sqft.) square feet of air-conditioned living space, and the exterior must be fifty percent (50%) masonry. All homes and barns must be built with new materials.

17. Any building on the Property must be a minimum of two hundred feet (200 ft.) from the property line.

18. Any tower facility placed on the Property, other than a satellite dish adjoining or part of a single family dwelling shall be placed so as not to obstruct the view from any dwelling.

19. No vehicle of any size which transports inflammatory, explosive, chemical, hazardous or toxic cargo may be kept on the Property.

20. No hunting leases or licenses to third parties shall be allowed on any portion of the Property.

21. The surface mining of any substance, including, but not limited to gravel, limestone, etc., is permitted on the Property.

22. Construction of improvements on the Property shall not exceed two hundred forty (240) days.

23. All roads on the Property are deemed to be Private and not open to public use.

24. Outside storage of items that will not be used shall not be permitted on the Property.

25. After June 1, 2005, the owners of Seis Banderas Ranch, being 772.30 acres, may change these deed restrictions by a 2/3 majority vote by acres, thus 514.0 acres must vote to make the change.

The foregoing Restrictions are for the benefit of the owners of a tract of 772.30 acres described in a deed from D.G. McCoury, et al, to Seis Banderas Ranch, Ltd, recorded in Volume 358, Page 615, of the Deed Records of Lampasas County, Texas, or any part thereof. Such Restrictions may be enforced by any of the owners of such Property or any part thereof.

103766

FILED FOR RECORD
3:30 PM
SEP 19 2002

CONNIE HARTMANN, COUNTY CLERK
LAMPASAS COUNTY, TEXAS
Karla Wolf DEPUTY

Filed 9-19-02 @ 3:30P M.
Rec: 9-19-02 @ 4:15P M.
CONNIE HARTMANN, COUNTY CLERK
By: Karla Wolf Dep.