

42 +/-AC out of A0035 J Hadley, Tract 93, Acres 68.74, (Partly in A-5)
HWY 90 N
Anderson, TX 77830

**The above described property shall be used for single family residential farm purposes only. No mobile homes will be allowed. RV's and motor homes may be used during construction.

**No trash, garbage or other disposal matter shall be deposited or stored on said premises. Storage shall be contained to a garage or barn. No open pit garbage dump shall be used or constructed. No trash, debris, brush or trimmings from brush cutting or tree falling shall be placed on or near creek(s)

**Livestock: Defined as large animals (horses, cows, llamas, etc.). Small animals (goats, poultry, etc). No more livestock shall be kept on property than considered beyond stocking rate, and/or normal sanitary conditions. Farm and ranch livestock are encouraged.

**There shall be no commercial feed lots, chicken houses or hog farms. Horses, cattle, goat and sheep may be kept on any tract; the tract on which such animals are kept must be securely fenced so that the animals are restricted to their owner's tract unless agreed otherwise with neighboring tract owner.

**There shall not be or cause to be any burning or igniting causing flame of rubbish, grass or brush and should follow, state and local guidelines pertaining to open fires.

**No residential structure shall be erected on any tract nearer than 75' from any street/road or closer than 30' from any property line.

**Each owner or occupant of the property shall keep the property clean and free of trash, automobile and machinery salvage, and shall maintain improvements in a reasonably good state of repair.

**All boats, tractors, travel trailers, motor homes or commercial vehicles that are inoperable or do not have current operating licenses shall not be stored or kept on any tract, except in enclosed garages or storage facilities protected from the view of other owners.

**No heavy industrial will be allowed on the property.

**These restrictions shall be in effect until January 1, 2030

Restriction should cover all property contained in A0035 J Hadley, Tract 93, Acres 68.74, (Partly in A-5), not just the 42+/- acres.

Length of time on restrictions: "Restrictions will expire on January 1, 2030 unless renewed prior to that date by a majority vote of the property owners."

Can they be amended: "Restrictions may be amended at any time by a majority vote of the property owners."

Enforcement: "In the event of one or more violations of the restrictions, any property owner may send notice to the violating party. Once notified, the party in violation has 10 days to remedy the situation or any property owner may take legal action to enforce the restrictions. The prevailing party in a legal proceeding related to these restrictions is entitled to recover reasonable attorney's fees and all costs associated with the proceeding."

Additional information about restrictions: "The restrictions set out herein are for the benefit of the undersigned, their heirs, successors and assigns, and equally for the benefit of any subsequent owner of this property and his heirs, executors and administrators and assigns. All restrictions contained herein shall be construed to be covenants running with the land, enforceable at law or in equity, either to restrain violation or recover damages by any one or more said parties.

Further, the invalidity, abandonment or waiver of any one of these restrictions shall in no way affect or impair the infringed the other restrictions which shall remain in full force and effect."

Buyers

Handwritten signatures of buyers, including names like Raymond J. ... and ...

Sellers