

ROANS PRAIRIE RANCH
HWY 90
65.23ACRES

These covenants are written to protect the property owners and maintain property values. Their intention is to create comfortable, clean country living.

The following properties will be restricted:

Tract 1 – 10.01 AC out of A0472 B WHITE, TRACT 15, ACRES 65.23

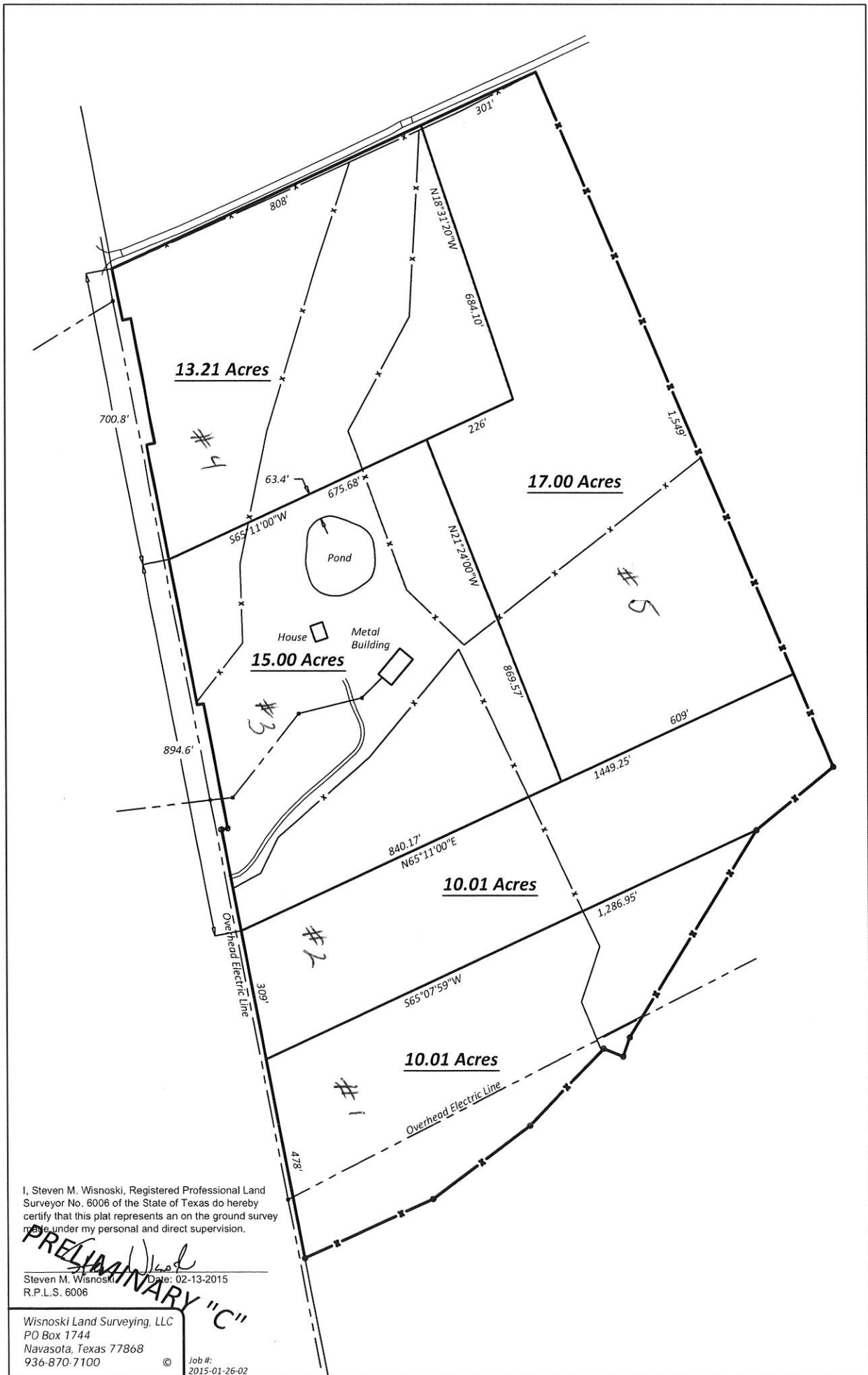
Tract 2 – 10.01 AC out of A0472 B WHITE, TRACT 15, ACRES 65.23

Tract 3 – 15.00 AC out of A0472 B WHITE, TRACT 15, ACRES 65.23

Tract 4 – 13.21 AC out of A0472 B WHITE, TRACT 15, ACRES 65.23

Tract 5 – 17.00 AC out of A0472 B WHITE, TRACT 15, ACRES 65.23

1. 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 temporarily during construction.
2. No trash, garbage, or other disposal matter shall be deposited or stored on said premises. Storage shall be limited to and contained in a garage or barn. No open pit garbage dump shall be used or constructed.
3. Livestock: Defined as large animals (horses, cows, llamas, etc.). Small animals (goats, poultry, etc.). No more livestock shall be kept on the property beyond that considered to be normal stocking rate and /or with normal sanitary conditions.
4. There shall be no commercial feedlots, chicken or other poultry houses, or hog farms. Horses, cattle, goat, sheep, and other livestock may be kept on any tract; the tract on which the animals are kept must be securely fenced so that the animals are restricted to their respective owner's tract unless otherwise agreed upon with a neighboring tract owner.
5. There shall not be, or cause to be, any burning or igniting causing flame of rubbish, grass, brush, or other, without the express consent of the local volunteer fire department.
6. No residential structure shall be constructed on any tract that is closer than 75 feet from any road or street. Nor shall it be closer than 30 feet from any property line.
7. Each owner or occupant of the property shall keep the property clean and free of trash, automobile and machinery salvage. Each owner shall maintain improvements are a reasonably good state of repair.
8. All boats, tractors, travel trailers, motor homes, recreational vehicles and 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.
9. These restrictions shall remain in effect until January 1, 2030.
10. There shall be no changes, alterations, or amendments to this agreement without the express written consent of 100% of the deed holders covered by this document.
11. Items 1 to 11 inclusive constitute the entirety of the agreements in this document.



I, Steven M. Wisnoski, Registered Professional Land Surveyor No. 6006 of the State of Texas do hereby certify that this plat represents an on the ground survey made under my personal and direct supervision.

Steven M. Wisnoski Date: 02-13-2015
 R.P.L.S. 6006

Wisnoski Land Surveying, LLC
 PO Box 1744
 Navasota, Texas 77868
 936-870-7100

Job #: 2015-01-26-02

PRELIMINARY "C"