

1. Restrictions. The Owners hereby agree and covenant that the Property is hereby made subject to the following terms and restrictions, which restrictions are imposed on the Property:

a. The Property may not be re-subdivided into tracts containing less than 5 acres per tract.

b. No manufactured home, mobile home, prefabricated house, modular house, trailer, recreational vehicle or other home or structure of any kind that is not built on site, shall be permanently or temporarily placed or erected or otherwise permitted on any portion of the Property, except for temporary placement (for a term not to exceed in total twelve months) during the construction of a primary residence. A portable storage container to store feed and other supplies for livestock and animals on site are permissible if used solely for such purpose and screened from view from neighboring properties.

c. No tower of any kind, including without limitation, radio, microwave, cellular telephone and television towers, shall be erected, maintained or permitted on any portion of the Property; provided facilities allowed under 1 (e) below are not prohibited by this provision.

d. No Commercial quarrying or mining operations of any kind shall be permitted on any portion of the Property.

e. No oil wells, gas wells, tanks, mineral excavations, pits or shafts shall be permitted on any portion of on the Property. No derrick or other structure designed for use in drilling or quarrying for oil, gas or other minerals shall be erected, maintained or permitted on any portion of

the Property. For purposes of this paragraph, the term "other minerals" shall include rock, gravel, sand, topsoil, caliche and other substances which may be associated with and/or appurtenant to the surface interest of the Property, except for water. The foregoing provisions of this paragraph and paragraph 1 (c) to the contrary notwithstanding, (i) wind generators may be erected and maintained on a tract if, and only if, such wind generator is not visible from any other tract; (ii) solar collectors may be installed *if* the installation of such collectors is in harmony with the design of the primary residence and constructed adjacent to the primary residence; and (iii) video and audio antennae and antennae that receive and transmit telecommunications and other fixed wireless signals may be installed for the personal use of occupants of the primary residence, provided that such antennae are located on or in the immediate vicinity of the primary residence and do not extend more than ten (10) feet above the roof of the primary residence.

f. No building or other structure of any kind, except fences, driveways, gates, entryways, mail boxes and monuments, shall be located on any Tract within 125 feet of any perimeter boundary line of any tract.

g. No trash, garbage, construction debris, rubbish, abandoned junk cars, or any refuse including any hazardous or toxic substances may be dumped, disposed of, kept, stored, located on or maintained on any portion of the Property. All trash, garbage or other waste shall be kept in a clean, sanitary and slightly condition and all containers shall be screened from view from adjoining landowners. No refuse shall be burned on any portion of the Property at any time except *in* accordance with the regulations of Van Zandt County, Texas. All trash, garbage and other refuse

shall be removed from the Property and properly disposed of in the appropriate local landfill or other disposal facility.

h. No signs or advertisement of any kind may be displayed on any portion of the Property except to advertise the sale or lease of such portion of the Property or to identify the name of the building contractor during the construction of any buildings on such portion of the Property.

i. No portion of the Property shall ever be used as a junkyard, landfill, storage yard, salvage yard, hog or pig farm, dairy farm, feed lot, animal breeding facility (except for normal farming and ranching of livestock), shooting range (except normal hunting activity of the owner and its guests and tenants), commercial purposes, manufacturing, warehouse, recreational vehicle park, industrial purposes, a nuisance, or any use inconsistent with a residential, farming, ranching, hunting and similar use.

2. Easements. There is hereby reserved for utility service to any portion of the Property a right- of- way and utility easement over and upon a strip of land which is twenty (20) feet in width and running parallel with, adjacent to and inside of the perimeter boundary lines of each tract for the purposes of constructing, reconstructing, installing, maintaining, inspecting, replacing and removing utility services and appurtenance thereto, together with the right of ingress and egress over and along said easement and right-of-way for such purposes. The use of the rightsof- way and easements reserved herein is also granted to the utility companies that service any portion of the Property for the purposes herein stated. No building, planting or other structure of any kind, except fences, driveways, entryways, gates and monuments, shall be erected or placed on such utility easements and rights-of-way.