

RESTRICTIONS, USES, COVENANTS

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BASTROP

THAT, Don McElwreath Co., Inc. , being the owner of the land described in exhibit "A" attached hereto and made a part hereof do hereby impose upon said property the following Restrictions, Uses and Covenants:

1. Each tract shall be used for residential, agricultural or grazing purposes and for no commercial use.
2. No improvement or dwelling place shall be erected, placed or permitted to remain on any tract nearer than ten (10) feet to any side line or the rear line, nor closer than fifty (50) feet to the roadway boundary of any tract. Any out-buildings are to be set back at least one hundred, twenty-five (125) feet from the roadway boundary. No residential building shall be occupied and used until the exterior is completely finished.
3. There shall be no noxious, offensive, unlawful, illegal use of said properties, nor shall any use be made which constitutes a nuisance to the neighborhood.
4. No more than twelve (12) swine shall be permitted to remain on any tract.
5. No inoperative motor vehicles, or bodies or chassis of motor vehicles without motors, shall be stored or permitted to remain on any tract.
6. All of these restrictions and covenants shall be binding and run with the land unless amended in writing by the majority of the land owners, the basis for determining said majority shall be one vote per each acre of land owned.
7. Invalidation of any one or more of these covenants and restrictions by judgment of court having jurisdiction shall in no wise affect the validity of any other covenants and restrictions which shall remain in force and effect.
8. Owner, its successors and assigns shall have the full right to prosecute any violation of these restrictions and covenants at law or in equity against Purchasers. their heirs, assigns and successors.

Don McElwreath Co., Inc.

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Don McElwreath, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of Don McElwreath Co., Inc., and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1st day of November, 1979.