

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

I. Grantor of the deed imposes the following covenants, conditions and restrictions ("Restrictive Covenants") on the Property. Grantee accepts such Restrictive Covenants and agrees that the Property is subject to the Restrictive Covenants. The Covenants run with the land and bind all owners, occupants and any other person holding an interest in all or any portion of the Property.

1. No part of the Property may ever be used or maintained as a "Landfill" or as any type of dumping grounds.

2. No part of the Property may ever be used or maintained for the storage of junked, salvaged or disabled automobiles, trucks, other vehicles, machinery, their parts or components.

3. No Manufactured Mobil Home shall be placed, parked, situated or used as a dwelling by any person on all or any part of the property.

4. (a) No motor home, travel trailer, or any other type of Recreational Vehicle shall ever be used as a dwelling by any person, on all or any part of the Property. (b) Providing parking areas, utilities or any form of accommodations for motor homes, travel trailers, or any other type of Recreational Vehicle in exchange for compensation is prohibited on all or any part of the property. (c) Owners of this property who wish to use their personal Recreational Vehicle as a dwelling before and during the construction of their home, may do so for a time period not to exceed eighteen months from the execution date of this deed.

I. Each of the Restrictive Covenants shall be covenants running with the title of the Property. every part thereof, and every re-subdivision thereof, from the date of the filing and recording of these restrictive covenants in the Real Property Records of Bell County, Texas. and shall be binding on the Property owners, their purchasers. successors, heirs, executors, administrators, and assigns. The Restrictive Covenants cannot be amended without the consent of all owners of the Property and the consent of the Grantor or Grantor's heirs, successors, or assigns. Invalidation of anyone or more of the restrictions, covenants, limitations and conditions by judgment or court order shall in no manner affect any of the other provisions hereof. but they shall remain and continue in full force and effect.

II. Each of the restrictions, covenants, limitations, and conditions set forth above shall be covenants enforceable by proceedings at law, or in equity, against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages. If any owner of all or any part of the Property, their successors, heirs, executors, administrators or assigns, violates, or attempts to violate any of these covenants, it shall then be lawful for Grantor (or either of them) or Grantor's heirs, successors or assigns to prosecute any proceedings at law, or in equity, against the person or persons violating, or attempting to violate, any such covenant, either to prevent him/her or them from doing so, or to recover damages for such violation. It is understood Grantor currently owns other property in the area or vicinity of the Property and thus has an interest in assuring these Restrictive Covenants are maintained and enforceable.