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RESTRICTIONS

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1. Each portion of the property shall be used for residential, recreational, ranching and agricultural purposes only, and shall not be used for any mercantile, commercial, religious or charitable purposes. Agricultural purposes shall mean and include running livestock (except swine or hogs) or exotic animals (except predatory, dangerous, environmentally harmful or illegal exotic animals), hunting (subject to the limitations in paragraph 10 of these Restrictions), trapping and taking of all wild animals and wild birds.
2. No mobile home, so-called single-wide or double-wide mobile or prefabricated home or other type of portable structure shall be used on any portion of the property as a residence, either temporary or permanent. No tents, campers, recreational vehicles ("RVs"), motor homes, shacks, garages, barns or other outbuildings shall ever be used on the property at any time as a residence. Recreational vehicles shall not be parked within view of property lines.
3. No permanent or temporary structure other than perimeter fencing shall be placed less than 50 feet from the Swan ranch property line.
4. All residences and other structures constructed or erected shall be of new construction and in no event shall any prefabricated or existing residences or garages be moved onto the property. Any construction project commenced on the property must be completed within eighteen (18) consecutive months from the date construction is initiated.
5. Individual water systems and sewage disposal systems shall be located, constructed and equipped in compliance with Texas State Health Department requirements, rules and regulations of Kerr County and any other applicable governmental laws, rules and regulations.
6. The property shall not be used for any purpose that would result in the pollution or depletion of any creek, stream or other waterway, either surface or underground, that flows through, or adjacent to, the property. No structure shall be constructed on the property that permanently changes the flow of water to or from adjacent properties from creeks, streams or other waterways, either surface or underground. Dams, berms and other water impoundment structures that meet these criteria may be constructed.
7. No offensive, noxious, profane or unlawful use shall be made of the property.
8. No abandoned automobiles or other abandoned vehicles shall be left on the property. Disabled or unusable, but not abandoned, vehicles shall not be visible from the main road or property lines. No portion of the property shall be maintained as a dumping ground.

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for rubbish, trash, garbage or other waste. All trash and waste must be hauled off and shall not be buried or burned on the property. No trash, waste or pollutants shall be dumped into Bear Creek or its tributaries. All burning of trees or brush for clearing purposes must be done prudently and in accordance with State and local laws and regulations. Extreme caution shall be taken to avoid any fire risk to nearby properties.

9. No dangerous, predatory, environmentally harmful or illegal animals, birds or reptiles of any kind shall be kept on the property. Unleashed dogs shall not be allowed to roam across property lines.

10. All hunting shall comply with Federal, State and local laws and regulations. No hunting shall be allowed on any parcel in the event that the property is further subdivided. Hunting blinds shall be situated in a manner to avoid endangering neighboring residences and populated areas. There shall be no feeding of wildlife within 100 feet of the Swan ranch property line nor shall a hunting blind or wildlife feeder be situated within 100 feet of the Swan ranch property line. All hunting blinds and wildlife feeders shall be well screened to substantially eliminate visibility from a property line. Wildlife shall not be hunted across property lines.

11. The stocking of any lake, pond, river, creek or other body of water with any species of fish, reptile or amphibian shall comply with Federal, State and local laws and regulations.

12. Excavation of archeological sites, including so-called "Indian mounds," shall be done in accordance with Federal, State and local laws and regulations and pursuant to accepted scientific procedures. No archeological site shall be knowingly destroyed.

13. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon the property. No derrick or other structure designed for use in boring for oil or natural gas nor oil wells, tanks, tunnels, mineral excavations or shafts shall be erected, maintained or permitted on the property.

14. UTILITY EASEMENTS-Easements for the installation, maintenance, repair and removal of public and/or quasi-public utilities and sewer and drainage facilities, and floodway easements, are reserved by Declarant over, under and across the property to be fifteen (15) feet wide and to run adjacent to and parallel with the boundary lines of the property. Full ingress and egress shall be had by Declarant at all times over the property for the installation, operation, maintenance, repair and removal of any utility, together with the right to remove any obstruction that may be placed in such easement that would constitute interference with the use of such easement, or with the use, maintenance, operation or installation of such utility. Declarant shall have the right to assign and transfer easements and rights herein preserved to or for the benefit of any public or quasi-public utility.