

## HILLTOP SPRINGS RANCH

### Lampasas County, Texas

The following are restrictions affecting the above described real property and will be included in the deed of conveyance and shall be deemed covenants running with the land, to-wit:

1. No trailers, mobile homes or manufactured homes shall be allowed on the property.
2. All perimeter fences erected on any tract shall be of new material and erected in accordance with professional fence building standards regarding quality and appearance.
3. No structures or improvements may be placed within 50 feet of the boundary of the Property.
4. No portion of the Property may be used for manufacturing purposes, or for any commercial activities other than agricultural.
5. No hogs, pigs or swine may be allowed on the property.
6. No portion of the Property may be used as a feed lot or for any other confined animal feeding operation.
7. Abandoned or inoperative automobiles, equipment, vehicles, junk or unsightly property shall not be permitted to be kept, stored or placed on any tract. Property owners are always to keep their respective tract of land clean and neat in appearance and free of litter.
8. Any livestock feeders and/or structures of any kind shall be a minimum of 50 feet from any property line, fence or road and shall not be visible from any public road.
9. No Portion of the Property may be used as a dumping ground or Landfill.
10. Any owner or owners may enforce the restrictions.

New Rumley Ranch, LLC and/or assignee or tenants shall have the right to graze cattle or livestock on any owner's tract until such time as owner has enclosed the owner's tract by fence; and each owner and their respective heirs, successors and assigns by acceptance of title to an interest in a tract, hereby agree to indemnify and hold harmless New Rumley Ranch, LLC (and their respective tenants or assignees), from and against, and hereby waive and release any claims or causes of action such owner may have with respect to any injuries to any persons or any damages to any properties that may be caused by livestock on an owner's tract.

Tract Number and Legal Description \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_