



**DEED RESTRICTIONS**  
**COUNTY ROAD 103**  
**(Amended 08/04/23)**

**WHEREAS** the undersigned are the owner ("Owners") of 152.77 acres of land situated in Lampasas, Texas (the "Property):

**WHEREAS** the Owners anticipated dividing the Property into various tract and selling same:

**WHEREAS** Owners have had the Property surveyed into various tracts, said survey being attached hereto as Exhibits A & B and incorporated herein by reference; and

**WHEREAS** effective 08/04/23 the owners desire to have the previously recorded restrictions, dated 07/21/23, rescinded and replace with the follow amended restrictions. Such amended restrictions, shall run with the land.

**THEREFORE**, the following restrictions shall run with the land for a period of twenty (20) years changed, or removed entirely, earlier by unanimous consent of each owner. The owner of each tract shall have 1 vote in determining changing, modifying or deleting any restriction set forth hereinafter.

1. All tracts shall be used for single family residential purposes. No mobile homes shall be allowed on the Property at any time for any purpose.
2. All residential construction shall be of new materials and of a recognized standard construction quality.

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3. The exterior construction must be completed within twelve (12) months after construction has started. No residence shall be occupied unless all exterior construction on the residence is completed.
4. All Owners shall be responsible for fencing their respective tracts, so as to keep all pets, livestock and fowl within their individual boundaries. Fences shall be constructed only of wire, wood, or other industry standard fencing materials.
5. There is imposed, a fifty-foot (50') building set back from all property lines. Utilities, fences, cross fencing, pens and roads are excluded from this condition.
6. Each tract herein shall have a 25 ft. utility easement along the front, (road) side, edge of the current boundary line of the Property, to allow for the construction, maintenance and repairs of all utilities.
7. No dumping, disposal or storage of waste of any kind shall be allowed at any time, including, but not limited to trash, metal, inoperable vehicles or hazardous toxic materials, further no rubbish or debris, of any kind, shall be allowed to be placed, or allowed to accumulate, on the Property. No noxious odor shall be permitted to arise from any activity on the Property so as to render the Property, or any portion thereof, unsanitary, unsightly or offensive.

8. No industrial activity shall be permitted on the Property and no commercial business, of any kind, shall be allowed on the Property. However, home based business and commercial activities are permitted provided that said business doesn't result in additional traffic that would create a disturbance or nuisance. Except as hereinafter prohibited, this restriction is not to be interpreted as to prevent normal farming and ranching activities, including the keeping and breeding livestock and maintaining vineyards, or orchards.
  
9. No signs of any kind shall be displayed in public view on the Property, except for a sign advertising that the Property is available for sale or builders sign during construction. In the latter event, only one sign, not more than 10 square feet, may be placed on any single parcel of the Property for advertising purposes.

The parties hereto agree that these restrictions will be filed for record in the official public records of Burnet County, Texas.

Signed and agreed this the 5<sup>th</sup> day of August, 2023.

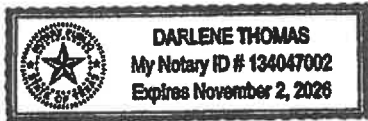
**Owner's: as respect owner of 13.00 Acres, Tract 3**

Ruth Mora *Ruth Mora*

Dioscoredes Mora *Dioscoredes Mora*

State of Texas,  
County of Williamson.

The foregoing instrument was acknowledged before me on the 5<sup>th</sup> day of August 2023 by *Darlene Thomas*



*Darlene Thomas*  
Notary Public-State of Texas