

HWY. 87 AND GRAPE CREEK ROAD

259.39 acre tract of land, more or less, Gillespie 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. There shall be no mobile homes installed on the property. Cabins shall be a minimum of 700 square feet and main residential dwellings shall be a minimum of 1100 square feet.
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 tract shall be used for any commercial purpose except for Bed & Breakfast rentals or home businesses. No commercial building shall be constructed on the property nor is commercial parking or traffic permitted.
4. Except for placement of entrance and other gates, fences, roadways, wells, well houses, and septic systems, nothing shall be stored, placed or erected on any tract nearer than 50 feet from any boundary line of such tract.
5. There shall be no commercial livestock feeding operation conducted on the property.
6. Abandoned or inoperative equipment, vehicles or junk shall not be permitted on any tract. Property owners are to keep their respective tract of land clean and neat in appearance and free of litter at all times.
7. Any hunting shall be done in a safe and responsible manner and in constant regard to other property owners. Feeders and/or hunting blinds (stands) shall be a minimum of 100 feet from any property line and shall not be visible from any public road.

Water Ridge LP 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 Water Ridge LP (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: _____

Date

Signature