RESTRICTIONS AND COVENANTS

RESTRICTIONS AND COVENANTS effective upon that certain acres of land in Walker County Texas. Tract 1 +/- 11.5 Acres and Tract 2 +/- 11.5 Acres from Roberts A (A-466), Tract 12, Acres 70.7223

For the purpose of enhancing and protecting the value, attractiveness and desirability of said land, the owner or successors in title {hereinafter "Owner}, hereby declare that all or any portion of the above-described property shall be held, sold, and conveyed only subject to the following RESTRICTIONS AND RESERVATIONS.

1. All residences shall be a single-family dwelling.

2. No mobile home shall be allowed upon the property for the purpose of a residence. Travel trailers and motor homes may be kept on the property but not used as residence.

3. All residences must be site built upon the property. No structures may be moved upon the property to be used as a residence.

4. No rubbish, garbage, abandoned vehicles, debris or other waste material shall be kept or permitted on any portion of the property except in sanitary containers located in appropriate area concealed from public view.

5. Livestock shall be permissible in so long as animals and their quarters are maintained in a clean, well-kept manner. No animal may be maintained upon the property in a manner that would depreciate the value of the property or of the surrounding property.

6. No business of any kind shall be conducted from the property that would devalue or be a nuisance to the surrounding property. Specifically, the property may never be used as a trash dump, auto or equipment salvage yard, or commercial shooting range.

7. All septic systems must be approved by the Walker County Health Department prior to installation. No outside toilet shall be permitted on the property.

8. No designation of property for commercial or industrial use.

9. The Deed Restrictions shall last in perpetuity. However, in the event all of the owners of the Property agree in writing, then these Deed Restrictions may be changed in whole, part or terminated, provided that a document evidencing such change is duly executed by all Property owners and filed in the Official Public Records of Walker County, Texas.

10. Invalidation of any one or more of the Deed Restrictions by judgement of any court shall in no way affect any other Restrictions and provisions herein contained, which shall remain in full force and effect.