

## RESTRICTIVE COVENANTS

1. The Property shall be used for residential, recreational, and agricultural purposes only, and shall not be used for any type of mercantile or commercial purposes, including a bed and breakfast type operation. A business operated from the home will be allowed, provided, however, that such business is not conspicuous, does not require any signs, does not result in excessive use of the roads within Rim Rock Ranch Estates, and does not result in unsightly or excessive storage. Use of the property as a summer or day camp is not permitted. Animals may not be boarded on the property as a business. Radio and cell phone towers may not be constructed on the property.
  - a. Garages, work shops, barns and other outbuildings may be constructed on a tract prior to the primary residential dwelling being built so long as they are of good construction, kept in good repair and not used for any permanent or temporary residential purposes including weekend or vacation lodging, and are set back from the main residence. Notwithstanding the foregoing, an Owner may have a building to house a permitted animal, but said structure shall not be made of tin or similar type material and shall conform to the dwelling located on the Property and shall be painted so as to blend in the area.
  - b. No single or doublewide manufactured homes or trailers, or mobile homes, Kit homes, or modular homes may be placed or built on the property. As used herein, the term "single-family" shall be construed to prohibit use of any lot for duplex houses, condominiums, townhouses or apartment houses.
2. No bus, semi-trailer, tractor, machinery, equipment, truck larger than 1 ton pickup, of any type shall be kept, parked, placed maintained, constructed or repaired on or in the street, or driveway in front of the house in any Tract. These types of items must be stored in an enclosed structure. Motor homes, recreational house trailers, horse trailers, campers, boats, boat trailers of any type which are kept on any Tract, shall not be visible from the neighboring Property or from the street, and shall never be used as a temporary or permanent dwelling. A camper or recreational vehicle, actively being used for recreational purposes only, may be kept on the Property for no longer than fourteen (14) consecutive days out of a thirty (30) day period.
3. No abandoned automobiles or other abandoned vehicles shall be left on the property nor shall any portion of the property be maintained as a dumping ground for rubbish, trash, garbage or other waste.
4. No Tract in the subdivision shall be re-subdivided into tracts of less than 5 acres, provided, however, Tract 1 shall comprise 3 acres.
5. Exploration, drilling or mining for oil, gas or other minerals will not be permitted on any Tract or Tracts in the subdivision.
6. Hunting shall not be allowed in the subdivision, and the discharge of firearms in the subdivision is strictly prohibited.
7. No septic tank or other means of sewage disposal may be installed unless the construction and location complies with all existing state, county, or other governmental regulations and is approved by the proper governmental authorities having jurisdiction with respect thereto.
8. No portion of the property shall be used in a manner that adversely affects adjoining property owners or creates an annoyance or nuisance to other property owners. This shall include noise pollution such as barking dogs, loud music, dirt bikes or any animal or fowl that causes a nuisance. Additionally, no vapor lights or any sort of light

that causes night sky pollution shall be permitted. This includes radio tower transmitters, antennas and neon lights. Satellite dishes shall be permitted provided that they are not visible from the adjoining property or roadway and are located at or on the back of the house. No hogs shall be allowed on any tract nor shall any other animals or fowl be kept on any premises in the subdivision as hereinafter established except household pets not kept for breeding purposes.

9. In order to maintain the integrity of the Hill Country, no building or other structure constructed on the property shall have a white or bright red tin roof. Any tin roof should be of a color that blends in with the natural surrounding and should not be of a shiny or light reflecting nature.
10. Invalidation of any covenant or restriction (by Court Judgment or otherwise) shall not affect, in any way, the validity of all other covenants and restrictions, all of which shall remain in full force and effect. Failure to enforce any covenant or restriction herein shall in no event be deemed a waiver of the right to do so thereafter.
11. These restrictions shall run with the Property and be binding upon all parties having or acquiring any right, title, or interest in said Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof. Grantor as well as any Owner of any Lot within the subdivision, their heirs, successors, or assigns shall have the right to enforce these restrictions.