

DEED RESTRICTIONS FOR BAR D RANCH RECREATIONAL TRACTS

POLK COUNTY, TEXAS

By acceptance of this Special Warranty Deed, Grantee hereby covenants and agrees for itself, its heirs, successors and assigns that the land conveyed hereby shall be subject to the following restrictive covenants ("Deed Restrictions"), which shall expire on December 31, 2044. Any word or term not defined in this section shall have the meaning as defined in the Walker County Subdivision Regulations in effect ("WCSR") or if not defined in the WCSR the ordinarily accepted meaning or such as the context may imply.

1. This Property shall be used for single family residential, recreational, and agricultural purposes only.
2. No inoperable or junk vehicles, old appliances, trash, or unsightly material of any kind may be kept or maintained on the Property, unless stored in the dwelling or other structure.
3. Animals shall not be kept on the Property in such numbers that they create a nuisance due to noise or odor.
4. No commercial borrow pits or mining activities of any kind shall be allowed on the Property.
5. No commercial cellular towers or billboards of any kind shall be allowed on the Property.
6. The Property shall not be subdivided to create any parcel which is less than twenty-five (25) acres in size. The maximum number of resulting parcels created through subdivision of the parent parcel (Property) shall be three (3), including the parent parcel. Express written consent from the Grantor is required prior to subdivision of the Property.
7. The maximum number of dwelling units allowed on the Property, in aggregate, shall be three (3).

If Grantee or Grantee's heirs, successors, or assigns shall violate any of these restrictive covenants, Grantor, its successors, or assigns shall have the right to seek injunctive relief to prevent any violation thereof and shall be entitled to recover its costs of enforcement, including reasonable attorneys' fees, whether or not suit be brought to enforce a violation.