

RESTRICTIVE COVENANTS

Restricted Land / Subdivision

1. The land hereby restricted consists of 7.8 acres, being Lots 1 – 6 in the Ward Bend Subdivision in Austin County, Texas as depicted in Exhibit 1 and as described in the map or plat thereof recorded as File No. 251155 in Plat Cabinet No. 3 at Pages 77-78 of the Plat Records of Austin County, Texas. The additional 35.464 acres identified as Unrestricted Reserve “A” are not subject to these restrictive covenants or any other restrictive covenants and may be further divided without any notice to lot owners. There are no warranties or representations made with respect to Unrestricted Reserve “A.”
2. These restrictive covenants run with the land.
3. Lots may not be subdivided.

Restrictions on Use

4. Each Lot is restricted solely to single family residential use. No business, professional, or commercial activity of any type that requires on-site shipping, inventory and distribution shall be operated.
5. Activities which constitute an annoyance or nuisance are prohibited.

Setback Requirements

6. No improvements, other than fences, may be situated nearer than 20 feet from the side and back boundary lines.
7. All points along the front of residences must be more than 100 feet and less than 150 feet from the front boundary line.
8. Front fences must be at least 10 feet inside the front property line.

Additional Building and Improvement Requirements

9. Multifamily residences, mobile homes, modular homes, barndominiums are not allowed.
10. Recreational vehicles, tents, shacks, carports, cargo containers, barns and other similar structures and vehicles may not be used as a residence at any time.
11. No building shall be constructed or placed on any Lot other than the following:
 - a. one detached single-family dwelling, not to exceed two stories in height, which must have a minimum of one attached or detached two-car garage with an overhead door;

- b. one separate guest house or pool house, not to exceed two stories in height;
 - c. one private garage or barn and in addition, one shed or other storage or workshop facility, not to exceed two stories in height; and
 - d. a water well equipment enclosure building, which may not exceed 100 square feet and which may not have an eave height greater than 8 feet.
12. Water well equipment situated on or above the ground surface must be enclosed by a building described above.
13. Except as otherwise expressly permitted herein, all such buildings must be of similar materials, colors and other aesthetics.
14. None of the secondary buildings permitted above may be built or occupied prior to completion of the primary residence.
15. None of the secondary buildings, except for water well enclosures, may be placed in front of the primary residence.
16. The minimum living area for the primary residence, excluding the garage, guest house and pool house, shall be at least 1,900 square feet.
17. All residences, pool houses and garages must be built entirely on concrete foundations.
18. Exterior walls of residences shall be constructed of at least two or more of any combination of brick, rock, stone, stucco and fiber cement board, or equivalent exterior siding. Exterior walls of garages, barns, workshops and other ancillary buildings shall be constructed of one or more of brick, rock, stone, stucco, fiber cement board, metal (but not corrugated metal) or equivalent exterior siding. Other materials, including but not limited to corrugated metal, wood, vinyl, particle board and composite siding are not permitted. Each selected material must comprise at least 20% of the entire surface area of the structure.
19. Residences and other buildings must be of natural earth tone colors, which may include white and black.
20. Roofs must be constructed of either asphalt shingles, metal or clay tiles.
21. All driveways shall be concrete. At entrances from the street, they shall have culverts installed of sufficient size to permit the flow of rain water in drainage ditches.
22. Fences along front property lines and along the portions of side property lines that extend closer to the street than the front of the residence must be built with wood with three or four rails or with wrought iron. They may not exceed 5 feet in height. Privacy fences are not allowed along the front property line or along the portions of the side property lines that extend closer to the street than the front of the residence. Wire mesh may be added to fencing to keep in animals. Fence colors may be natural wood, stained

or painted in earth tone colors, which may include white and black. Aprons and gates may be metal. They may not exceed 6 feet in height.

23. Swimming pools must be in-ground and finished with Gunitite, tile or like material. Above-ground swimming pools are not permitted.

24. Ponds may not be situated in front of the primary residence.

25. Electrical lines must be underground, except that they may be placed overhead from the utility provider's distribution line to a single pole placed on the Lot. No additional poles are permitted.

26. Above-ground propane tanks are not permitted unless they are in back or on the side of the primary residence and enclosed by a wood privacy fence.

27. Window and wall-type air conditioners are not permitted on the side of any building facing the street.

28. All buildings and other improvements must be kept clean and well-maintained to avoid the appearance of rot, mildew, damage, neglect and other unsightly conditions.

Landscaping and Yard Maintenance, Placement of Signs

29. Landscaping railroad ties are not permitted.

30. Landscaping materials other than trees, plants and grass must be in earth tone colors, which may include white and black.

31. Landscaping and yards, including any portion of any Lot outside of any fence, must be kept clean and well-maintained to avoid the appearance of damage, neglect and other unsightly conditions. They shall be regularly mowed, edged and trimmed.

32. Except as specifically provided for in the Texas Property Code, no sign of any kind shall be displayed to public view on any Lot except customary resident name and address signs and lawn signs advertising a property for sale or rent. Yard signs related to children's sports and club affiliations are allowed. A 48 inch x 96 inch sign will be allowed during the construction process only for builders advertising. All other signs must be no more than 36 inches in height and 48 inches in width. The top of a sign may not be higher than 48 inches from ground level.

Keeping Vehicles, Trailers and Materials

33. Except as stated below, all vehicles and trailers must be parked in garages or on concrete driveways.

34. 18-wheelers and semi-trucks (including their cabs and trailers), dump trucks and heavy equipment are not allowed.

35. All recreational vehicles and inoperable vehicles must be kept out of public view in garages or other buildings of the type expressly permitted above. An inoperative vehicle

is a vehicle without current registration or which is not roadworthy, including vehicles missing one or more wheels or having one or more missing or flat tires.

36. Storing vehicles, trailers, equipment, inventory and materials for commercial purposes is prohibited.

37. Nothing shall be stored on property prior to construction of the primary residence. Building materials may not be placed on or next to any Lot until the owner is ready to commence construction, and at that time, such materials must be placed within the property lines of the Lot upon which the improvements are to be constructed. Once construction begins, it must be completed within 18 months

Keeping Animals

38. Owners must prevent their animals from running loose outside of the boundaries of their property.

39. All animals must be vaccinated to the extent required by law.

40. The keeping of more than 8 dogs and cats, combined, is prohibited. The keeping of an excessive number of other domestic animals is prohibited. Maintaining kennels and commercial breeding is not allowed.

41. Continuous barking or other noise caused by the animals is prohibited.

42. Only one livestock animal per acre is permitted. For purposes of this provision, the number of acres is rounded down to the nearest whole number. Swine are not permitted unless they are being raised for school, FFA or other similar projects. A maximum of 15 egg-producing hens is allowed. Livestock and chickens must always be kept behind the primary residence

Duration

43. The restrictions contained herein shall be effective for 10 years immediately following the Effective Date. Unless they are amended or repealed as provided herein, they will automatically renew for successive 10-year periods.

Amendment and Repeal

44. These restrictions may be amended or repealed by a written and recorded agreement signed and acknowledged by owners who own in the aggregate at the time of recording at least two-thirds of the total number of lots in the subdivision. To be effective, such amendment or repeal must be recorded in the Official Public Records of the Austin County Clerk on or prior to the expiration of the original or any subsequent term. Such amendment or repeal will be effective upon expiration of the original or subsequent term, as applicable.

Effective Date: _____, 2025.

Jeffery Gilbert, Member
Bullet Properties, LLC

Virginia Gilbert, Member
Bullet Properties, LLC

STATE OF TEXAS §
 §
COUNTY OF AUSTIN §

This instrument was acknowledged before me on _____, 2025 by Jeffery Gilbert as a member owning 50% of the membership interests of Bullet Properties, LLC.

Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF AUSTIN §

This instrument was acknowledged before me on _____, 2025 by Virginia Gilbert as a member owning 50% of the membership interests of Bullet Properties, LLC.

Notary Public, State of Texas

