

activity is present, (b) no additional traffic is created as a result of the activity, and (c) no hazardous or toxic substances, as defined by applicable federal and state environmental laws, are stored, used, or disposed of on the Property. Nothing herein shall prohibit the use of home offices in compliance with the preceding subsections (a), (b) and (c).

5. No dump sites of any kind shall be allowed on the Property.

6. No mobile homes or manufactured homes are permitted to be located on the Property.

7. All improvements must be built with quality construction materials. All construction materials used shall be of materials such as wood, rock, brick, hardiplank, metal or stucco. The use of aluminum siding or vinyl siding is prohibited.

8. Each Lot sold from the Property must adhere to the building setbacks and utility and drainage easements set forth on the map and plat recorded under Document No. PT-2025-0004 of the Plat Records of Limestone County, Texas ("Plat").

9. Each Lot sold from the Property shall be required to locate its water well toward the front of the Lot, adjacent to the Subdivision roads, to ensure adequate separation from the Lot's septic system.

10. Lots 19 and 20, located within the Subdivision and as depicted on the Plat referenced above (collectively, the "Restricted Lots"), shall be limited to the construction of driveways only within the areas specifically designated on the attached Exhibit "A," which is incorporated herein by reference for all purposes. The driveway serving each Restricted Lot shall be constructed and maintained exclusively within the location shown on Exhibit "A," and no driveway access shall be permitted or constructed outside of the designated area on any of the Restricted Lots.

11. Lots 18, 19, 20, and 21, located within the Subdivision and as depicted on the Plat referenced above, are hereby subject to a designated "No-Build Zone," the boundaries of which are shown on the attached Exhibit "A," incorporated herein by reference for all purposes. No structure or improvement of any kind shall be placed, constructed, or maintained within the No-Build Zone, except for a driveway providing access to the respective Lot. Buildings, accessory structures, pools, patios, decks, sheds, fences, and any other type of improvement shall be strictly prohibited within the No-Build Zone.

12. No more than three (3) major structures may be constructed on any Lot. This restriction is intended to limit the number of significant buildings, such as the primary residence, guest quarters, garages, barns, storage buildings, and similar outbuildings. Minor structures—such as well houses, dog houses, and boat docks—are not considered major structures and are therefore not subject to this limitation.

13. No structure of a temporary character, whether trailer, motor home, recreational vehicle, vehicle or tent, shall be maintained or used on any Lot at any time as a residence, either temporarily or permanently, except as provided below. No Lot shall be used as a camping ground.

Prior to the construction of a residence on a Lot, an Owner may use a recreational vehicle camper or motor home (Recreation Vehicle or "RV") for camping purposes no more than thirty (30) consecutive days at a time and no more than ninety (90) total days per calendar year. An RV may be used as a temporary residence during active construction of a permanent residence, not to exceed twelve (12) months from the date construction begins, provided an approved septic system has been installed for the RV and the RV is placed at the rear of the construction site.

14. Prior to building a boat dock an Owner must obtain a permit from the Brazos River Authority. A boat dock and boat house may be built prior to the construction of the main dwelling.

15. It shall be the responsibility of each Lot owner in the Emerald Pointe Subdivision to prevent the development of any unclean, unsightly, or unkempt condition of buildings or grounds, including but not limited to, unenclosed storage of junk, debris, or inoperable vehicles, on such Lot which would tend to substantially decrease the beauty of the Emerald Pointe Subdivision as a whole or the specific area.

16. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

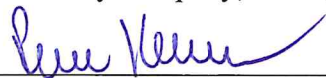
17. These Restrictions may be amended by a written instrument signed and acknowledged by the then-current Owners of at least seventy-five percent (75%) of the Lots sold from the Property, provided that no amendment shall be effective without the written consent of the Developer so long as Developer owns any of the Property. Such amending instrument shall be filed in the Official Public Records of Limestone County, Texas.

18. Owner shall have the right to enforce the Restrictions contained herein, but also assigns the right and standing to enforce these Restrictions to any owner of a Lot of land created from the Property, which is located within the Emerald Pointe Subdivision. The failure to enforce any restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The party seeking enforcement shall be entitled to injunctive relief in addition to any other available remedies. In any action to enforce these Restrictions, the prevailing party shall be entitled to recover its reasonable attorney's fees and court costs from the non-prevailing party.

IN WITNESS WHEREOF, the undersigned, being the Owner, herein, has hereunto set its hand on this the 23rd day of July 2025.

LSLP Lake Limestone, LLC, a Delaware limited liability company

By: American Land Partners, LLC, a Delaware limited liability company, Manager

By: 
Price Keever, Authorized Agent

STATE OF TEXAS

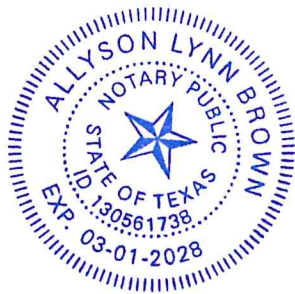
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COUNTY OF Burnet

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Price Keever who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he executed the instrument for the purposes and consideration therein expressed and in the capacity stated herein.

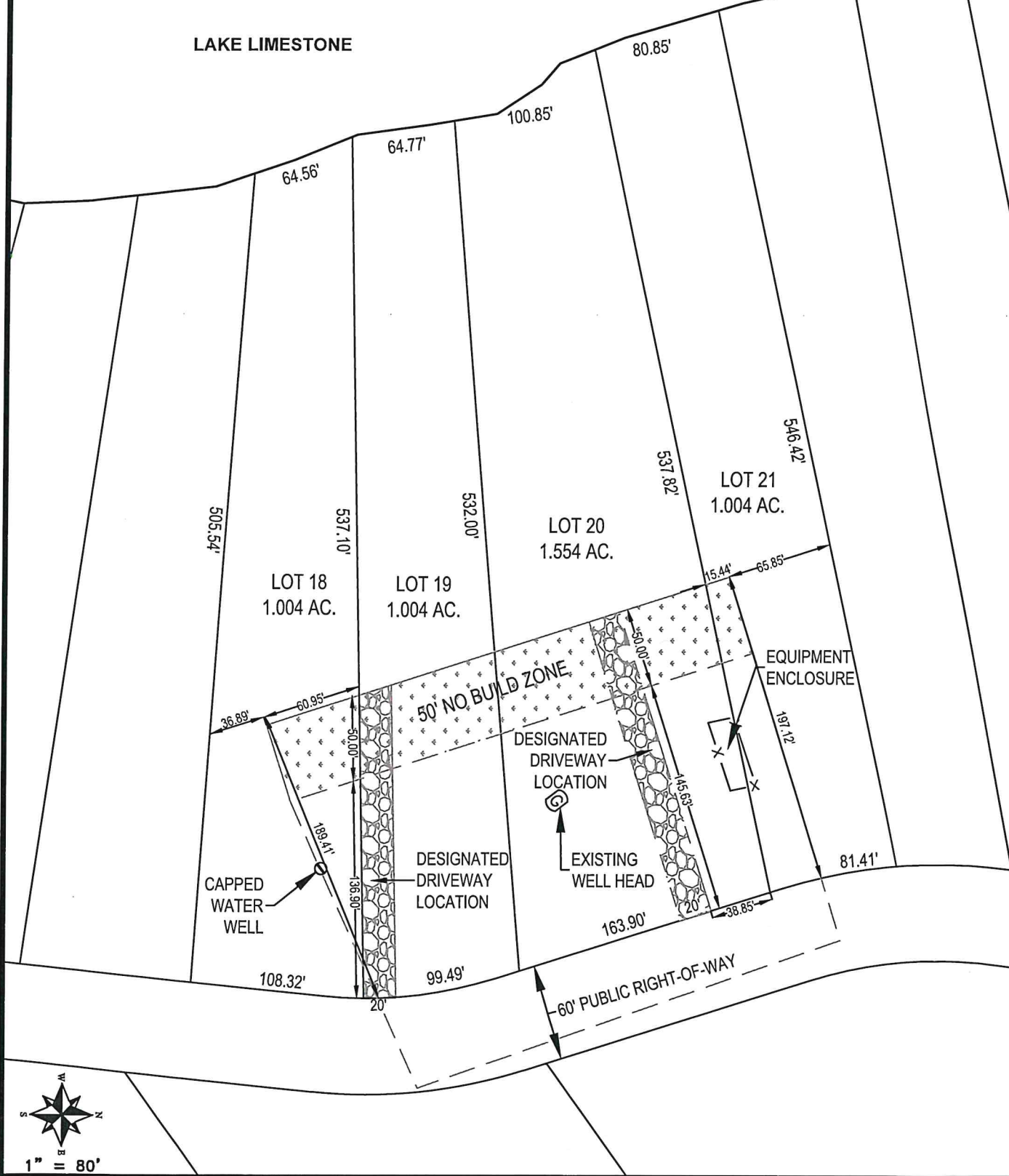
Given under my hand and seal of office on the 29 day of July 2025.



Allyson Lynn Brown
NOTARY PUBLIC, State of Texas

"EXHIBIT A"

LAKE LIMESTONE



EMERALD POINTE RESTRICTED LOTS

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: 2025-0002758 RECORDED DATE: 07/30/2025 01:36:15 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: RESTRICTIONS AND RESERVATIONS Transaction Reference: Document Reference:	Transaction #: 1008271 - 3 Doc(s) Document Page Count: 5 Operator Id: Clerk
RETURN TO: () CHAD MAY 704 SECOND ST MARBLE FALLS, TX 78654 281-381-8541	SUBMITTED BY: CHAD MAY 704 SECOND ST MARBLE FALLS, TX 78654 281-381-8541
<p>DOCUMENT # : 2025-0002758 RECORDED DATE: 07/30/2025 01:36:15 PM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.</p> <div style="display: flex; align-items: center;">  <div>  Kerrie Cobb Limestone County Clerk </div> </div>	

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**