Restrictions: FM 390, Brenham, TX 77833

The land described herein is subject to the following covenants, restrictions and conditions, which shall be covenants to run with the land, as hereinafter set out:

1. The hereinafter described property shall be used for single family dwellings with a separate guest quarters and agricultural purposes.
2. If a residence is constructed, property owner shall maintain a septic tank and soil absorption system in accordance with the specifications as established by the laws of the State of Texas and the rules and regulations of Washington County, Texas. If such septic system complies with such specifications, but still emits foul or noxious odors or unsafe liquid onto the property, such system shall be modified so as to eliminate such foul or noxious odors or unsafe liquids.
3. Water wells shall be drilled and maintained in accordance with the laws of the State of Texas and the rules and regulations of Washington County, Texas.
4. No part of the hereinabove described property shall be used as a junkyard, wrecking yard, derelict car, truck or vehicle lot, or trailer park. No abandoned or junked cars, tractors or other vehicles or equipment are to be permitted on the property.
5. No mobile or modular homes or structures of a temporary character, such as, a tent, shack, garage, barn or other such outbuilding shall be used at any time as a residence, with the exception of an actual area designed to be a living quarters in a barn.
6. No sign, advertisement, billboard or advertising structure of any kind shall be placed, maintained or displayed to the public view, except “For Sale” signs.
7. All buildings constructed must be completed within 18 months from the date construction begins. Any fence built must be constructed and maintained in good workmanlike manner. No chain link, hurricane, razor wire or game proof fence is allowed. No excessive or offensive lighting such as arena lights will be permitted.
8. Livestock to acre ratios will be observed in accordance with the Washington County Tax Appraisal district, and no swine or poultry brood operations shall be kept or permitted on the premises, except those

being used for 4-H or FFA projects. Raising poultry for personal consumption for meat or eggs is acceptable, up to 100 birds at any one time.

9. The tract(s) of land as described herein shall not be subdivided. Selling land to an adjacent landowner from the original parent tract is permitted, because such a sell does not create an additional tract.
10. No structure, home, barns sheds and storage buildings may be constructed on said premises nearer than 30 ft. of any adjacent parent - tract property lines.
11. The above covenants are to run with the land and shall be binding upon all parties or persons claiming under grantees, and grantees' heirs, successors and assigns, until January 1, 2036 after which times said covenants shall be automatically extended for successive periods of (5) years unless an instrument signed by all the owners of the original parent tract of land has been recorded, agreeing to change said covenants in whole or in part.
12. Enforcement of the foregoing restrictions and protective covenants shall be by proceedings at law or in equity against any person violating or attempting to violate any of the covenants and restrictions, either to restrain said violations and/or to recover damages. Said proceedings may be brought by any property owner who owns land out of the original 38.57 acre tract of which the property hereinabove described is a part.