

Restrictions, Covenants and Conditions

San Gabriel River Meadows

These Restrictions, Covenants and Conditions apply to the 53.43 acres in Williamson County, Texas herein called the "Property" as described in "Exhibit A" attached and as further described: Being 53.43 acres out of the J. F. Weber Survey Abst. No. 654 in Williamson County, Texas, being a portion of that certain 51.75 acres tract of land known as Tract One and a portion of that certain 16.98 acre tract known as Tract Two, conveyed to Candice Catherine Allmand in Document No. 2013116439 of the Official Public Records of Williamson County, Texas and the 14 acre tract being out of that larger 51.75 acre tract, conveyed to Candice Catherine Allmand in Document No. 2002078415 of the Official Public Records of Williamson County, Texas. The said 53.43 acres shall be held, sold, conveyed and occupied subject to the following Restrictions, Covenants and Conditions which shall run with the Property and shall be binding on all parties having any right, title, or interest in or to the Property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

1. **Rubbish and Debris.** No rubbish, junk, debris, or scrap building materials shall be placed or permitted to accumulate upon the Property including noxious materials causing an offensive odor so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property or to its occupants. Refuse, garbage and trash shall be kept at all times in standard residential covered containers. All residences shall contract with a waste disposal service for the removal of normally generated household waste.

2. **Vehicles, etc.** No unused, inoperable or abandoned vehicles, equipment, machinery, trailers, or tractors shall be permitted on the Property except in an enclosed garage. Such items are not to be left outside even if covered with tarp.

3. **Mobile Homes, RV's.** No mobile homes, mobile home parks or mobile home sales lots are permitted. RV's and travel trailers are not permitted to be used as permanent residences. RV's may be used for temporary housing while the main residence is being constructed not to exceed nine months. During which time, a septic system or sewage disposal system approved by Williamson County must be used to contain sewage and waste water. At no time is sewage or waste water to be dumped onto the ground.

4. **Hazardous Activities.** No activities shall be conducted and no improvements constructed on the Property which are unsafe or hazardous to any person or property. No rifles or explosives shall be discharged. Outdoor burning of brush piles and controlled burns are allowed only when given specific prior approval by Williamson County. County wide burn bans are to be observed.

5. **Animals.** An appropriate number of livestock, relative to the size of the tract, may be kept for pleasure, for grazing or for production of agricultural products. Agricultural activity sufficient to maintain an agricultural tax exemption is not prohibited by this provision. However, no kennel or other facility for breeding, raising and/or boarding of cats, dogs, horses or other animals for commercial purposes shall be kept on any tract. No feed lots are permitted. No swine shall be raised or kept for commercial purposes. Temporary FFA and 4-H project animals are permitted.

6. **Residential Use Only and Improvements.** All tracts are to be used solely for single family residential use. All improvements including fences, barns, out buildings and other structures must be of new construction and materials. No single family dwellings shall be built containing less than 1600 square feet of enclosed heated and cooled living space, exclusive of porches, decks, garages and carports. A smaller guest house or cabin is permitted in addition to the main residence so long as it meets the above same standards of construction. All construction of a dwelling shall be completed within nine (9) months after commencement of work or placing materials on a Tract.

7. **Water Supply and Sewage Disposal.** No water well may be drilled or equipped unless it is located in an approved location and meets all requirements of Williamson County. No sewage storage or on-site sewage processing facility shall be constructed or used unless it is located in an approved location and meets all requirements of Williamson County. Permits and prior approval for both wells and Sewage Disposal must be obtained from Williamson County and Cities Health District.

