The following are restrictions affecting the above described real property and will be included in the deed of conveyance and shall be deemed covenants running with the land, to- wit:

1. Lots will be limited to Single Family residential use and any commercial use other than permitted herein is prohibited. There shall be no mobile homes installed on the property. Additional structures are allowed on the property such as Cabins, Barndominiums, Bed and Breakfast, guest houses, detached garages, and storage buildings. They must be built and maintained in the same fashion as a single family residence. The total number of single family residences and additional structures shall not exceed four.

2. Single-family residences shall contain a minimum of 1,200 square feet of living area. All other guest homes and B&B's shall contain a minimum of 800 square feet of living area. For purposes of this restriction the term "living area" shall mean that area of a structure which is heated and cooled, exclusive of porches, breezeways, carports, garages or basements.

3. All perimeter fences erected on any lot shall be of new material and erected in accordance with professional

fence building standards regarding quality and appearance.

4. Except for placement of entrance and other gates, fences, roadways, wells, well houses, and septic systems, nothing shall be stored, placed or erected on any lot nearer than 25 feet from any side boundary line of such lot or 60 feet from the centerline of a public roadway or private roadway easement. Front of Property

5. Livestock are allowed. There shall be no commercial livestock feeding operation conducted on the property.

6. Abandoned or inoperative equipment, vehicles or junk shall not be permitted on any lot. Property owners are to keep their respective lot clean and neat in appearance and free of litter at all times.

7. Any livestock feeders and/or structures of any kind shall be a minimum of 50 feet from any property line, fence or road and shall not be visible from any public or private road.

8. Subdivision of a Lot is not permitted unless Developer approves in writing.

9. This is not a campground. Recreational vehicles, travel trailers, buses and/or industrial homes shall not be used as a permanent or temporary dwelling on the Property, provided however RV camping in quality, professionally manufactured, non-permanent equipment is

permitted for a maximum 7 consecutive days per month. Tent camping is expressly prohibited.

10. Harvesting and shooting of wildlife by the use of firearms is prohibited, provided shooting of varmints, predators, or wildlife to protect the improvements upon the Property or individuals is permitted. Harvesting wildlife by the use of a bow and arrow or cross bow is permitted.

11. Shooting ranges or persistent discharge of guns is prohibited.

12. Without express written approval by Declarant, no sign advertising that a lot is for sale shall be erected or displayed on a lot. This prohibition shall be released when Declarant or its successors or assigns, no longer own a lot in the Subdivision.

13. Notwithstanding the prohibition of commercial use in paragraph (1) above, and as exceptions thereto, (i) a Lot may be used for raising livestock, poultry or other animals, except swine, (ii) a Lot may be used for raising agricultural crops, including hayfields, vineyards, fruit trees, pecan groves, permanent grass (hay meadows or grazing pastures), and lavender fields, and (iii) a bed and breakfast may be operated on a Lot. For purposes of these restrictions, the term "bed and breakfast" shall mean

a lodging service within rooms of the principal dwelling or in a separate guest house. No industrial pursuit or enterprise shall be permitted to be conducted on any Lot (other than a cottage industry by an artisan, i.e. artist, painter, photographer, wood, metal or glass sculptor or fabricator).

Private Roads Disclosure

Ranches at Overhills LLC is the developers of that tract or parcel of land located in Gillespie County, Texas, and known as Ranches at Overhills Subdivision, an unplatted subdivision.

Developer or Developer's assign shall dedicate various rights-of-ways and easements, all of which are private roads and are not for the general public's use.

As a private road and not a public road, the responsibility for maintenance of the roads is placed upon the property owners and said maintenance shall be governed by the Property Owners Association that will be established and named Ranches at Overhills Property Owners Association Inc.

Developer shall have the right to improve said roadways until turned over to Property Owners Association.
Gillespie County will **never** accept these roads for maintenance and upkeep.