

THAT 4-J LAND COMPANY, INC., a Texas Corporation, being the owner of all the lots in SUNSET CANYON, SECTION 111, a subdivision of 251.9386 acres out of I. and G.N.R.R. CO. SURVEY, JAMES BRACKEN SURVEY #131, CALLEN CROW SURVEY, RICHARD VAUGHN SURVEY #7 and the WILLIAM WALKER SURVEY #130 in HAYS COUNTY, TEXAS, according to the Map or Plat thereof of record in Book 3, Page 21-23 of the Hays County Plat Records, said subdivision consisting of Lot Nos. FIVE HUNDRED TWELVE (512) thru SIX HUNDRED FIFTY (650), in consideration of the enhancement in value of the said property by reason of the premises, does hereby impress the subdivision and each lot therein with the following restrictions, which restrictions are hereby declared to be a part of a general and comprehensive plan for the development of the subdivision:

1. No swine shall ever be permitted on the said premises.
2. No tract will be resubdivided in less than five (5) acre tracts.
3. No part of said property shall be used or maintained as a dumping ground for sanitary containers; all incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
4. No trailer, log cabin, mobil home, modular home, basement, tents, shack, garage, barn or other out buildings erected on said property shall at any time be used as a residence temporarily or permanently; nor shall any structure of a temporary character be used as a residence.
5. No noxious or offensive activity shall be conducted upon any part of this property, nor shall any activity, trade or undertaking be done thereon which may constitute a nuisance.
6. All sanitary regulations and requirements set forth by the public health authorities of the County of Hays, State of Texas, shall be strictly complied with. No outside toilets shall be erected, placed or used upon the premises, but a septic tank and sufficient field line of approved character shall be installed to accommodate the sewerage.
7. Purchaser in the subdivision shall be responsible for all installation of septic tank systems and/or water well which they may desire or governmental authorities may require.
8. No part of this property shall be used for the sale, display of storage of junk, used automobiles, or any activity that shall constitute a public nuisance, and no building used for residence may be constructed of tin, iron or metal. Tin or metal roofs used for home construction must be painted a color other than silver.
9. Until property is properly fenced no livestock shall be permitted and then no more than one (1) per lot of one (1) per two and one-half (2½) acres of land, and only on lots listed here; (Lots Nos. 513-538). All livestock must be kept in a fenced area located at the back of the home, exception being where home owner owns the adjacent lot, and then only the back one-half (½) of the adjacent lot may be used for livestock. Under no circumstances shall livestock be kept at the front of the property. Livestock consists of horses, cows, sheep or goats.

Real Property Records
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10. All buildings erected on the premises shall be of new construction and materials. No building or portion of building of old material may be moved into said subdivision.
11. No residence shall be erected having less than sixteen hundred (1600) square feet of floor space of living area in the main building, excluding garage and storage rooms. All main buildings shall have at least one-half (½) thereof of masonry construction. Only exception being in a situation which demand use of wood siding. Then the final decision to be made by Architectural Committee which consists of L.O. JACKSON, LARRY JACKSON, TERRY JACKSON AND JERRY JACKSON. (Example being Victorian Style).
12. All fences from front of house to street or side of house to street if on a corner lot shall be erected of wood, rock, or chain link.
13. No more than one residence shall be erected per lot.
14. No part of any said property shall ever be used for business or commercial purposes. No signs will be displayed (other than Real Estate signs) on any lot.
15. No buildings shall be located on any lot or tract less than fifty (50) feet from front property line, not less than ten (10) feet from side property line. No structure shall be located nearer than fifty (50) feet to any side street. Barns and out buildings must be built to the rear of the main house. Road and siding on all out buildings must coincide with materials used on exterior of house.
16. All plans and specifications to be approved by 4-J LAND COMPANY, INC.
17. Lot must be free and clear of all liens before Seller will issue a Warranty Deed. No actual home construction can begin until then and can not take more than twelve (12) months to complete.
18. No lot shall be used for a private or public drive or road leading to any tract of land other than the lots located in Sunset Canyon III.
19. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of ten (10) years from recorded date. These covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by seventy-five per cent (75%) of the then owners of said land has been recorded agreeing to to change said covenants in whole or part.
20. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
21. Invalidation of any one of these covenants by judgement or other court order shall in no wise affect any of the other provisions all of which shall remain in full force and effect.

WITNESS our hand this _____ day of _____ 1983 A.D.

4-J LAND COMPANY, INC.

FILED
HAYS COUNTY, TEXAS
JAN 13 1984
LARRY O. JACKSON, VICE-PRESIDENT

L.O. JACKSON, PRESIDENT

STATE OF TEXAS }
COUNTY OF HAYS }
I hereby certify that this instrument was filed on _____ day of _____ 1984 at _____ o'clock _____ M. and was duly recorded in _____ and _____ of the HAYS COUNTY RECORDS.

COUNTY CLERK
HAYS COUNTY, TEXAS

JANUARY 16, 1984
Lyndee B. Clayton