

DEED RESTRICTIONS

ON PFIESTER ROAD, PROPERTY ID 188528
FREDERICKSBURG, TX 78624

Seller places additional restrictive covenants upon the Property, and Buyer hereby accepts and acknowledges the following additional restrictions:

1. Property cannot be subdivided.
2. Limit to one (1) single-family residence and one (1) guest house. The guest house shall be no more than 1250 square feet.
3. No compost piles, farm equipment, fencing materials, etc., shall be stored or maintained within 150 feet of the Pfiester Road and Buckeye Road property lines.
4. No buildings or structures of any type closer than 150 feet from the Pfiester Road and Buckeye Road property lines, including, but not limited to, deer blinds, barns, or sheds.
5. No junk, repair, construction, or wrecking yard shall be located on the property.
6. Neither the property nor any part thereof shall be used or maintained as a dumping ground for waste.
7. No temporary structure on the property shall be used for residential purposes at any time. No trailer, mobile, manufactured, and/or modular homes shall be placed or parked on the property at any time. An RV may remain on the property only during the construction of the main home not exceeding twelve (12) months.
8. One (1) Short-term Rental operating within the guest house, not to exceed four (4) person occupancy, shall be permitted, provided the owner resides in the principal residence.
9. No industrial or commercial use of property is allowed except for raising livestock (excluding swine).
10. Only archery hunting is allowed.
11. No firearm or air gun shooting is allowed.

These restrictions shall run with and bind the property. They shall be effective until forty (40) years after the date of this deed and shall be binding upon the Buyers, their heirs, successors, or assigns.