

EXHIBIT C

The Property shall be subject to the following restrictions (the "**Restrictions**"):

1. All Tracts shall be used for single family residential purposes. Agricultural uses, including the raising of cattle, horses, and other livestock, the growing of crops, orchards, and/or vegetation, the raising and harvesting of wildlife are also permitted. Recreational uses, including hunting, are permitted so long as those uses are compliant with local and State regulations. No apartments, duplexes, or multifamily housing are allowed, and no commercial uses are allowed. There is a limit to one main single-family residence per Tract and one guest house per Tract. Garages, carports, metal buildings and other residential related out buildings are permitted, so long as such buildings conform to residential, agricultural and recreational use.

2. All main residential structures on any Tract must have a ground floor area, exclusive of porches breezeways and garages, of not less than 1,500 square feet. Guest houses must have a ground floor area, exclusive of porches, breezeways and garages, of not less than 900 square feet.

3. All structures must be constructed of new materials. Guest houses must be designed and constructed to match the design and construction of the main residence. No building or other structure shall be occupied or used until the exterior thereof is completely finished. The exterior of all structures shall be completely finished in not more than six (6) months after the date the foundation is commenced.

4. Manufactured homes, including but not limited to, single, double, or triple wides, are strictly prohibited as residences and may not be placed on or used on the Property. Travel trailers and/or fifth wheels may not be occupied as a permanent residence, however may be occupied as a temporary residence during the construction of a new main residence.

5. Move-in houses of any kind will not be placed on the Property. Any storage building moved on the Property must be made to conform with all other building requirements prior to placement on the Property. Storage crates and metal containers will not be allowed.

6. No camps, tents, shacks, or any structure of a temporary nature may be maintained at anytime as a residence. All structures are to be kept neat and free of natural debris.

7. No residence or other structure may be located on any Tract nearer than one hundred (100) feet to the front property line. No residence or other structure shall be located nearer than fifty (50) feet to any side and rear property line.

8. No Tract shall be used or maintained as a dumping ground for rubbish. Trash, garbage, and other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in clean and sanitary condition.

9. All plumbing shall be connected to a septic system installed in accordance with the State of Texas and Atascosa County Health regulations. No outside toilets shall be erected, placed, or used on any lot/tract, except that portable toilets may be placed temporarily while construction of improvements is in progress.

10. No inoperative vehicles shall be stored or kept on any Tract. No automobile, truck trailer, boat, or other vehicle shall be abandoned on any Tract, nor shall there be any dumping or placing of unsightly objects of any kind on any Tract.

11. No swine shall be bred or raised on any Tract, excluding up to three animals, for the purpose of butchering, 4H, or FFA projects. Commercial cattle feed lots, as well as commercial chicken or rooster farms are prohibited on any Tract. All animals and livestock must be kept and maintained in a manner such that they do not constitute an annoyance or nuisance to other nearby property owners.

12. No Tract shall be smaller than ten (10.0) acres in size, and no Tract may be further subdivided which would result in lots/tracts of less than ten (10.0) acres in size.

13. No Tract shall be used for the mining of gravel, sand, soil, or quarry operations of any kind. No noxious, offensive, or unlawful use shall be made of any Tract.

14. Perpetual easements are reserved within thirty (30) feet of the rear, front and sidelines of each Tract for the purposes of installing and maintaining utilities, including but not limited to electricity, telephone and water utilities.

The Restrictions shall run with the land and will be binding exactly as set forth above on all parties and persons claiming under them for a period of twenty (20) years from the date of recordation. Thereafter, the Restrictions and conditions shall be automatically extended for successive periods of ten (10) years unless

an instrument is signed by the then owners of seventy-five percent (75%) or more of the Property (by Tract) has been recorded agreeing to change the Restrictions in whole or in part. No such agreement to change shall be effective unless made and recorded within three months immediately prior to the date the Restrictions otherwise would be automatically extended. The owners of the individual Tracts out of the Property, have the right, but not the obligation, to enforce observance and performance of the provisions of the Restrictions by any available remedy at law. Nothing herein shall be construed as compelling enforcement any of these provisions, nor shall any failure to enforce any of these provisions be deemed to be a waiver of the right of enforcement or prohibition. Invalidation of any of these restrictions by judgment or court order shall, in no way, affect any other provisions, which shall remain in full force and effect.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Diane Gonzales

Diane Gonzales, County Clerk

Atascosa County Texas

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