

## C I S T E R N   R A N C H

## RESTRICTIONS

OFFICIAL RECORDS  
FAYETTE COUNTY, TEXAS

THE STATE OF TEXAS        }  
COUNTY OF FAYETTE        }

KNOW ALL MEN BY THESE PRESENTS

THAT, STATEWIDE RURAL INVESTMENTS, INC., THE OWNER OF 783.692 ACRES OF LAND, out of the SAMUEL MILLETT SURVEY, ABSTRACT NO.70, and the JOHN T. WHITESIDES SURVEY, ABSTRACT NO. 107, in FAYETTE COUNTY, TEXAS, being a platted subdivision known as CISTERN RANCH as recorded in VOLUME 2, PAGE 67 of the PLAT RECORDS of FAYETTE COUNTY, TEXAS and being the same property conveyed by General Warranty Deed from the MANEY REVOCABLE TRUST AND COLLEEN B. MARTIN to FOUR J LAND, INC. dated AUGUST 3, 1995 and recorded in VOLUME 929, PAGE 255 of the DEED RECORDS OF FAYETTE COUNTY, TEXAS does hereby acknowledge, declare and adopt the following restrictions which are hereby impressed on all of the above referenced land, and these restrictions shall run with the land:

1. All tracts are restricted to residential purposes only or commercial business of such a nature and so conducted that it does not unduly conflict with the residential nature of the subdivision and further has been expressly approved by the undersigned. This restriction is not, however, intended to be interpreted to be a restriction against the raising, grazing or stabling of horses, cattle, sheep, goats, emus or other such agricultural pursuits.
2. No outdoor toilets are permitted. Individual waste disposal systems must be permitted, inspected and approved by Fayette County or the regulatory agency having the paramount jurisdiction for septic and sewage systems in the County.
3. No trash, junk, or junk cars permitted.
4. No commercial hog or pig farming.
5. Mobile homes are permitted as long as they are no older than ten (10) years of age when placed on the tract, are a minimum of 600 square feet in size, in good condition, and skirted and underpinned within 90 days of placement on the tract.
6. Houses must be 800 square feet minimum of enclosed living space.
7. Pets such as dogs, and house cats are allowed but the raising and keeping of such wild animals as wolves, hybrid wolves, tigers, cats and cougars is strictly prohibited.



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*Carolyn Kubos Roberts*  
CAROLYN KUBOS ROBERTS  
COUNTY CLERK, FAYETTE COUNTY, TEXAS

- 8. No permanent structures shall be placed within 100 feet of any public or platted road.
- 9. For the purpose of facilitating utility services for the individual tracts in **CISTERN RANCH**, there shall be established 15 foot utility easements running along, under and parallel to all roads and property boundaries of the individual tracts and **STATEWIDE RURAL INVESTMENTS, INC.**, reserves the right to execute same.
- 10. Camping is permitted on all Tracts by use of Travel Trailers, Motor Homes, Tents and Pop-Up Campers. However, structures or facilities of any kind that are to be used as a permanent residence must adhere to Articles # 5 & 6 of these restrictions.

WITNESS MY HAND THIS 7TH DAY OF MARCH A.D. 1996

**FILED**  
10:35a.m.  
APR 24 1996

*C. Bert Dickens*  
C. BERT DICKENS, PRESIDENT

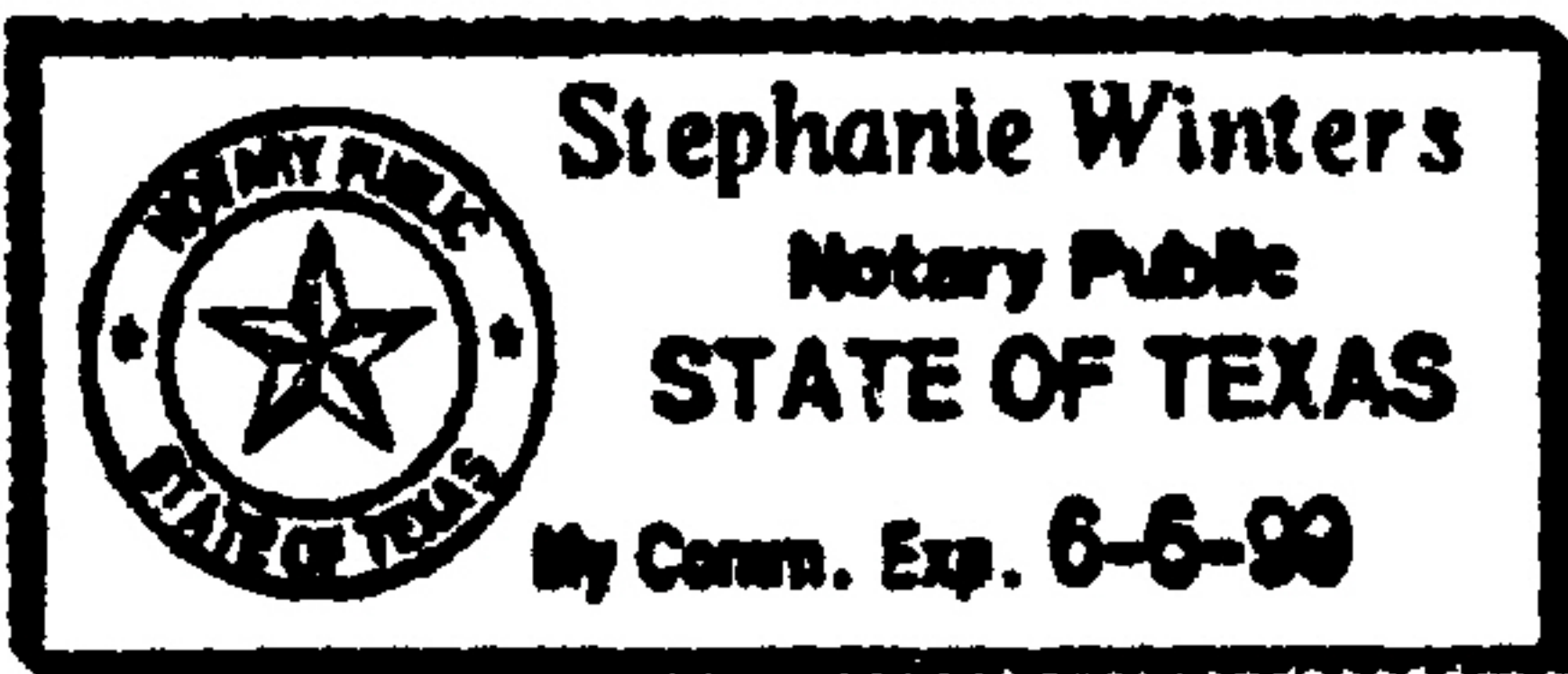
*Carolyn Kubos Roberts*  
CAROLYN KUBOS ROBERTS SC  
CO. CLERK, FAYETTE CO. TEXAS

\$11.00 Pd.  
Filed by & Return To:  
Country Land, Inc.  
974 Campbell Road, Suite 106  
Houston, Texas 77024-2898

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 28th day of February A.D., 1996, by C. BERT DICKENS, PRESIDENT, of STATEWIDE RURAL INVESTMENTS, INC., for the purposes and considerations therein expressed on behalf of said Corporation.



*Stephanie Winters*  
Notary Public in and for Harris County