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CS0946

Long Branch Subdivision

Austin County

Sections I & II

SUBDIVISION RESTRICTIONS

The following restrictions for Long Branch Subdivision, Sections I & II, located in Austin County, Texas (hereinafter referred to as "the Property"), shall in all things be observed, followed and complied with by the residents of said subdivision:

1. The Property shall be used for residential purposes only, and shall not be used for business purposes of any kind nor for any commercial, manufacturing or apartment house purposes.

2. No trailers or mobile homes (with the exception of livestock trailers and camper trailers) shall be allowed except during construction of a home, cabin, or camp house. However, in no event shall a trailer or mobile home be allowed on the Property for more than a nine-month period.

3. No garbage, trash or other refuse (including junk vehicles) shall be placed or dumped upon the Property. Each owner and occupant shall keep their property clean and free of trash, inoperable cars, machinery and other junk, and shall maintain the improvements in a good state of repair.

4. No noxious or offensive trade or activity shall be permitted on any part of the Property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the other owners of the land out of which the Property is a part.

5. No commercial raising, or large numbers, of swine, sheep, goats, cows, horses, chickens, ducks or any other livestock or poultry shall be permitted upon the Property.

6. A maintenance fee of \$125.00 per resident and/or owner shall be levied and collected each year, and said fee shall be due and payable not later than January 31st and shall be considered delinquent on February 28th of each year. If anyone defaults in paying this maintenance fee, it shall be the option of the remaining residents and/or owners to secure a lien upon the residence for which it is due, preventing that residence from being sold until any and all maintenance fee debts have been resolved.

These restrictions and conditions shall be binding upon and inure to the benefit of each and every person owning property in Long Branch Subdivision, their heirs, legal representatives, successors and assigns. Said restrictions and conditions shall be in force until December 31, 2010, and shall be automatically extended for additional ten-year periods until, and unless, a majority of the owners vote to alter, amend or vacate same, each owner being entitled to one vote for each residence he may own in the Property at the time of the voting.

If the property owners, their heirs or assigns, shall violate or attempt to violate any of the restrictions and covenants herein above set forth, it shall be lawful for any person or persons owning any part of the Property to prosecute proceedings at law or in equity against the person violating or attempting to violate any such restrictions or covenants, either to prevent him, or them, from so doing, to correct such violations or to recover damages or other relief from such violations. The invalidation of any one or any part of these restrictions herein above set forth by judgment or court order shall in no way affect any of the other provisions or parts of provisions which shall remain in full force and effect.

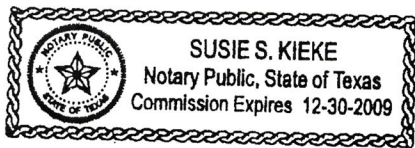
Debra Lovin

Debra Lovin, Owner, Lots #15 & 17

Signed and acknowledged before me on this the 22nd day of Feb, 2008.

Susie Kieke

Notary Public, State of Texas



Ret to: Long Branch Subdivision

➔ % B J Mayeur

P.O. Box 232

Bellville, TX 77418

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Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

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STATE OF TEXAS

COUNTY OF AUSTIN

I certify that this instrument was filed on the date and time stamped by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.



Carrie Gregor

Carrie Gregor, County Clerk
Austin County, Texas

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