

RESTRICTIONS TO BE INCLUDED IN GENERAL WARRANTY DEED AS COVENANTS
RUNNING WITH THE LAND

RE: Sale of Property on Wells Road, Liberty County, Texas (the "Property"), a metes and bounds description of which is attached hereto and incorporated herein by reference as Exhibit "A" for all purposes from Michele and Scott Jones ("Seller") of 340 CR 319, Cleveland, Texas 77327 to _____ ("Buyer"), of _____, collectively (the "Parties")

Whereas the Seller desires to sell Property, adjacent to Seller's home, to Buyer.

Whereas Seller desires to protect the sanctity of their neighboring property and provide certain restrictions to that end for any future use of the Property.

Whereas Buyer has agreed to accept said restrictions.

Therefore, it is agreed by all parties that the following restrictions shall be placed on the deed by Seller to Buyer and Buyers' heirs, assigns, administrators and successors will, upon transfer of the Property place the same restrictions going forward as follows:

1. Any house erected on the property must be a single-family brick and mortar home and must be 2,300 square feet or more in size, not including any outer buildings or detached garages.
2. No mobile homes, manufactured homes, fifth wheel or recreational vehicles may be used on the property as a home or living space. Only fifth wheel or recreational vehicles may be stored on the property to be used as a vacation vehicle.
3. No hazardous waste may be stored, discarded or disposed of on the Property.
4. Only two cows per acre may be located on the Property at any time. Only one horse or one donkey per acre may be located on the Property at any time.
5. No cemeteries or graves or mausoleums or urns for ashes of a person or persons will be installed, erected or otherwise kept or preserved on the Property.
6. No debris, junk or other trash may be kept or otherwise maintained on the Property.
7. No barndominiums may be constructed on the Property.

Agreed to as to Form and Substance:

BUYER:

(printed name)

(printed name)

SELLER:

SCOTT JONES

MICHELE JONES

SWORN TO AND SUBSCRIBED BEFORE ME by the said _____, Buyer, on this _____ day of _____, 2023, to certify which witness my hand and seal of office.

Notary Public in and for the State of Texas

SWORN TO AND SUBSCRIBED BEFORE ME by the said _____, Buyer, on this _____ day of _____, 2023, to certify which witness my hand and seal of office.

Notary Public in and for the State of Texas

SWORN TO AND SUBSCRIBED BEFORE ME by the said SCOTT JONES on this _____ day of _____, 2023, to certify which witness my hand and seal of office.

Notary Public in and for the State of Texas

SWORN TO AND SUBSCRIBED BEFORE ME by the said MICHELE JONES on this _____ day of _____, 2023, to certify which witness my hand and seal of office.

Notary Public in and for the State of Texas