

That W. P. CONSTRUCTORS, INC., PENSION TRUST, being the owner of LAKE LIMESTONE COVES, a subdivision in Robertson County, Texas, as shown on a plat of said subdivision recorded in Volume 2, Page 112, Map and Plat Records of Robertson County, Texas, does hereby impress all of the lots included in such subdivision with the following restrictions which shall constitute covenants running with the land, to-wit:

1. No noxious or offensive activity shall be carried on upon any lot or tract, nor shall anything be done thereon that may be or may become an annoyance or nuisance to the neighborhood.
2. Disposition of human excreta and other sewage shall be by sewer facilities as licensed by the Brazos River Authority and built in accordance with the latest standards and criteria established by the Texas Department of Health.
3. No portion of the property shall be used for any purpose other than residential or non-commercial recreation, excepting those two reserve tracts located within said subdivision, Lots 1 thru 9 of Block 6 and 7 and 8 of Block 7.
4. No lot shall be used for any commercial purpose or in connection with any commercial, professional or business activity to which the general public is invited, excepting those two reserve tracts located within said subdivision, Lots 1 thru 9 of Block 6 and 7.
5. All construction shall be of a permanent residential nature and shall consist of no less than 800 square feet of living area; shall be finished in good quality siding (no tar paper, rollback siding or similar materials) and asphalt shingles or equivalent for roofing.
6. No structure of a temporary character, mobile home, trailer or portable building shall be placed upon the property, either temporarily or permanently, except only in connection with residential construction.
7. No hunting shall be permitted on the property, nor shall the discharge of firearms thereon be permitted.
8. No cows, horses, pigs or hogs, sheep, goats, poultry or other animals or livestock shall be kept, bred, or maintained on any portion of the property. Dogs and cats may be kept and maintained on the property, but not for commercial purposes.
9. No trash, ashes or other refuse may be thrown or dumped on any tract; no tract shall be used for the storage of cars, trucks, machinery or materials of any kind.

ENFORCEMENT: The Declarant, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, and reservations now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so hereafter.

SEVERABILITY: Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.

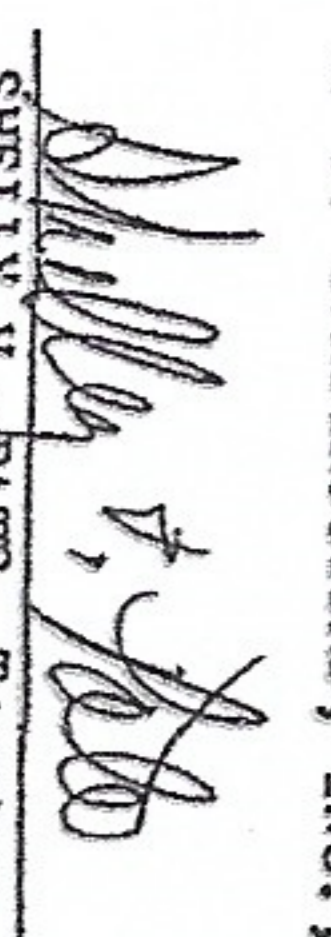
DURATION AND AMENDMENT: These covenants, restrictions and conditions shall be binding upon all Owners of lots in said subdivision, their heirs, legal representatives and assigns for a period of twenty-five (25) years from the date hereof, after which time the said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then Owners of the lots in said subdivision has been recorded in the Deed Records of Robertson County, Texas, agreeing to change said covenants in whole or in part, and no act or omission by the Owner of the subdivision, its successors or assigns, or by the Owners of the lots, shall be a waiver of the operation or enforcement of these restrictions and conditions.

EXECUTED the 21st day of July, 1979.

W. P. CONSTRUCTORS, INC., PENSION TRUST

ATTEST:

Trustee


SHELLY V. PRATE, Trustee