

KINGSLAND ESTATES DEED RESTRICTIONS

This conveyance is subject, however, to the following restrictions, covenants, conditions, easements and reservations, which are a part of the consideration for the execution of this deed and which shall run with and burden the title to the property hereby conveyed and shall be binding upon the Grantees, their heirs, successors and assigns:

1. All lots shall be used solely for residential purposes except lots designated as business.
2. Lots designated as business may be used either for residential or business purposes provided, however, that if used for a business the nature and purpose of the business use shall first be approved in writing by Seller, his successor, assigns or designees.
3. No building other than a single family residence containing not less than 800 square feet, exclusive of open porches, breezeways, car ports or garages, shall be erected or constructed on any residential lot or part of lot conveyed as a separate building site in KINGSLAND ESTATES, Inc.. Unit No. 1. Servants quarters and guest houses may be constructed on said lots after completion of permanent residence.
4. No building, structure, or fences shall be erected or constructed on any lot or part thereof conveyed as a separate building site until building plans, specifications, design, size, construction, and location on the property have first been approved in writing by an officer, agent or representative of KINGSLAND ESTATES, Inc., and buyer agrees to abide by set-back designations as to minimum and maximum set-back from front and rear property lines and side lines.
5. No building or structure shall be occupied or used until the exterior thereof is completely finished.
6. No outside toilet shall be installed or maintained on any premises and all plumbing shall be connected with a sanitary sewer or septic tank approved by the State and Local Departments of Health.
7. An assessment of \$20.00 per lot per year shall run against each lot and any part of lot conveyed as a separate building site in said subdivision for the maintenance of the park and beach areas, and for all improvements maintained for the benefit of the subdivision. Such assessment shall be and is hereby secured by a lien on each lot respectively, and should be payable to the Seller in Llano, Texas on the 1st day of May of each year, commencing May 1, 19__ or to such other person as Seller may designate by instrument filed of record in the Office of the County Clerk of Llano County Texas.
8. All property owners and members of their families shall have ingress and egress to the lake and to the park area, as shown on plat of KINGSLAND ESTATES Unit No. 1. All parks, lake and beach improvements shall be available for use to property owners and their families at their own risk.
9. No noxious, offensive, unlawful or immoral use shall be made of the premises. No "For Sale" sign shall be placed on any lot in Kingsland Estates Subdivision without the written consent of an officer of the corporation, and seller is hereby expressly authorized to enter upon any lot and remove any such sign.
10. All covenants and restrictions are for the benefit of the entire subdivision, and shall be binding upon the purchaser or his successors, heirs and assigns.
11. Easements and restrictions of record affecting the title to the above property are subject to any applicable zoning rules and regulations. Seller reserves unto itself a five (5) foot easement over and across said lots for the purpose of installing and servicing public utilities, telephones, and water lines.
12. Seller reserves unto itself, its successors and assigns, and excludes from this contract and agreement, one fourth (1/4) of all minerals of every kind lying and being on or under the property herein described.

Invalidations of any one of these covenants or restrictions by judgement of any court shall in no wise affect any of the other provisions, which shall remain in full force and effect.

Deed Restrictions for KINGSLAND ESTATES Unit No. 2 are the same as the above with the exception of Item No. 7 which reads: "An assessment of \$10.00 per lot per year." Deed Restrictions for KINGSLAND ESTATES Unit No. 3 are the same as KINGSLAND ESTATES Unit No. 1.