

RESTRICTIONS -- PINE JUNCTION SUBDIVISION, BASTROP COUNTY, TEXAS

THE STATE OF TEXAS)

COUNTY OF BASTROP)

KNOW ALL MEN BY THESE PRESENTS:

That I, ROBERT E. PERMAN, Trustee, owner in trust of one certain plot of ground known as Pine Junction Subdivision, located in Bastrop County, Texas, which plot of ground is the same plot of ground described in that certain deed in trust, dated January 3, 1975, from JACK A. POOLE, SR., ET AL., to ROBERT E. PERMAN, Trustee, recorded in Volume 228, pages 378, et seq., Deed Records of Bastrop County, Texas, conveying in trust to the said Trustee, 192.09 acres of land, more or less, in the Sarah Cottle Survey, to which reference is here made for all pertinent purposes and for full and complete description, do hereby impress all of the property included in such plot of ground with the following restrictions:

1. Only single family residential dwellings and appurtenances ordinary to rural residential living shall be permitted.
2. No more than one (1) dwelling may be erected on any tract, and no more than one (1) trailer may be permanently parked on any tract.
3. No conventional dwellings of less than four hundred (400) square feet in floor area shall be erected, or parked,
4. Each owner placing a dwelling or mobile home permanently on the tract or tracts shall construct a system of sanitary sewage disposal in accordance with all applicable laws or ordinances, however, such system shall provide a drain field sufficient to absorb all effluent discharge by the system. No system or drain field may be located closer than fifteen feet (15') from any tract line and may not be discharged into the drain ditches or lake.
5. No trash, ashes, or other refuse may be thrown, dumped, or placed on acreage or on any adjoining acreage.
6. No obnoxious or offensive activities shall be carried on upon said acreage, nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.
7. An easement (road and utility) forty feet (40') in width, is reserved in favor of said Trustee, as may be required for the benefit and use of property owners.
8. No tract shall be subdivided, except that a tract may be divided between two adjacent tracts, after which each adjacent tract, together with the addition shall be considered as one tract in applying the restrictions herein.
9. No animals or pets are to be kept on the tracts except domestic house pets, cows and horses. The owners of the said tracts are specifically granted the right to keep, stable and feed horses and cows, however, a minimum of one acre per animal is required; no hogs shall be allowed on any of these tracts under any circumstances. Reasonable numbers of domestic fowls for domestic use by owners of said tracts are permitted.
10. Temporary structures shall be removed within a reasonable time.
11. The restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring property situated in this tract whether by descent, devise, purchase or otherwise, and any person by the acceptance of title to any tract shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

12. If any person or persons shall violate or attempt to violate any of the restrictions and covenants herein, it shall be lawful for any person or persons owning any lot in said subdivision to prosecute proceedings at law or in equity against the person violating or attempting to violate any such restriction and covenant, either to prevent him or them from so doing or to correct such violation or to recover damages or other relief for such violation. Invalidation of any one or any part of these restrictions by judgment or Court order shall in nowise affect any of the other provisions or parts of provisions which shall remain in full force and effect.

WITNESS THE EXECUTION HEREOF, on this the 7th day of August, 1975.

Robert E. Perman
ROBERT E. PERMAN, Trustee

THE STATE OF TEXAS
COUNTY OF BASTROP

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared ROBERT E. PERMAN, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of August, 1975.

My commission expires:
June 1, 1977

NOTARY SEAL

Lee S. Woodruff
NOTARY PUBLIC in and for
Bastrop County, Texas

STATE OF TEXAS
COUNTY OF BASTROP
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Bastrop County, Texas, as Stamped hereon by me on

AUG 2 8 1975



Lee S. Woodruff
COUNTY CLERK
BASTROP COUNTY, TEXAS

FILED AUG 2 2 1975

Lee S. Woodruff
COUNTY CLERK
BASTROP COUNTY, TEXAS