

DECLARATION OF COVENANTS AND RESTRICTIONS

This Declaration is made on the date hereinafter set forth by STC Ranch Land, LLC, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of that certain tract of land located in Hamilton County, Texas, containing approximately 778.61 acres of land and being more fully described by metes and bounds as follows:

Being 574.60 acres of land, situated in Hamilton County, Texas, of which 346.80 acres is out of the T. GREEN SURVEY, ABSTRACT NUMBER 1262, and the remaining 227.80 acres is out of the T. GREEN SURVEY, ABSTRACT NUMBER 300, and being out of a 567 acre tract of land that is described in a deed from Benn Arnold Gleason to Annelle Gleason Smith, et al, recorded in Volume 385 at Page 460, Deed Records of Hamilton County, Texas, and further described as follows;

BEGINNING, at a 60D nail found at a fence corner, at the Southeast corner of said 567 acre tract, and being a corner in the West line of a 663.90 acre tract of land that is described in a deed to Bosque Sky Ranch, LLC, recorded in Instrument Number 2013-00000279, Official Public Records of Bosque County, Texas, and being in the North line of a 86.876 acre Tract Two, that is described in a deed to Thomas E. Storey and Christie Storey, recorded in Volume 563 at Page 300, said Deed Records, for the Southeast corner of this tract;

THENCE, S 58° 46' 12" W 785.95 feet, with a fence, to a 1/2 inch iron rod found at the Northwest corner of said 86.876 acre tract, and being the Northeast corner of a 99.195 acre Tract One, that is described in said Volume 563 at Page 300, for a corner of this tract;

THENCE, S 57° 50' 44" W 1497.08 feet, with a fence, to a 1/2 inch iron rod set at the Northwest corner of said 99.195 acre tract, and being in the East line of a 211.62 acre tract of land that is described in a deed to Dean A. Zajicek and Leslie Zajicek, recorded in Volume 274 at Page 796, said Deed Records, for a corner of this tract;

THENCE, with a fence, along the occupied South line of said 567 acre tract and the North line of said 211.62 acre tract, as follows, N 30° 16' 25" W 228.01 feet, to a 1/2 inch iron rod set, S 72° 48' 27" W 132.85 feet, to a 2 inch pipe post, S 58° 41' 41" W 24.74 feet, to a 2 inch pipe post, and N 66° 13' 48" W 1326.24 feet, to a 3/8 inch iron rod found at the Southeast corner of a 211.62 acre Tract One, that is described in a deed to Dean A. Zajicek, et ux, recorded in Volume 238 at Page 880, said Deed Records, for a corner of this tract;

THENCE, with a fence, along the occupied South line of said 567 acre tract and the North line of said 211.62 acre Tract One, as follows, N 06° 04' 48" W 180.90 feet, to a 1/2 inch iron rod set, N 11° 34' 44" W 110.80 feet, to a 1/2 inch iron rod set, N 19° 47' 42" W 454.81 feet, to a 1/2 inch iron rod found, S 66° 23' 55" W 830.02 feet, to a 1/2 inch iron rod set, N 46° 18' 58" W 1530.53 feet, to a 3 inch pipe post, and S 66° 51' 03" W 281.50 feet, to a 3 inch pipe post found in the East line of a 206 acre tract of land that is described in said Volume 385 at Page 460, for the Southwest corner of this tract;

THENCE, N 31° 55' 18" W 3249.72 feet, with a fence, along the West line of said 567 acre tract and the East line of said 206 acre tract, to a 1/2 inch iron rod set at a fence corner, in the South line of Hamilton County Road Number 228, for the Northwest corner of this tract;

THENCE, with a fence, along the South line of Hamilton County Road Number 228, as follows, N 57° 36' 17" E 1466.52 feet, to a 3 inch pipe post, and N 58° 39' 50" E 455.02 feet, to a 1/2 inch iron rod set, for a corner of this tract;

THENCE, N 27° 16' 50" W 42.11 feet, to a 3 inch pipe post in a fence, on the North line of Hamilton County Road Number 228, and being in the South line of a 400 acre tract of land that is described in a deed to Dave Duncan, recorded in Volume 138 at Page 131, said Deed Records, for a corner of this tract;

THENCE, with a fence, along the South line of said 400 acre tract, as follows, N 57° 43' 47" E 198.79 feet, to a 3 inch pipe post, and S 87° 33' 03" E 2806.84 feet, to the Northeast corner of said 567 acre tract, the Southeast corner of said 400 acre tract, and the Northwest corner of said 663.90 acre tract, from which a 3 inch pipe post bears, N 59° 43' 26" E 16.35 feet, for the Northeast corner of this tract;

THENCE, with a fence, along the East line of said 567 acre tract and the West line of said 663.90 acre tract, as follows, S 31° 39' 28" E 2632.36 feet, to a spike found in a 22 inch Live Oak tree, S 34° 01' 29" E 392.54 feet, to a spike found in a 20 inch Live Oak tree, and S 31° 57' 24" E 2408.93 feet, to the point of beginning and containing 574.60 acres of land.

Being a part of the tract of land described in deed recorded in Volume 583, Page 338 of the Real Property Records of Hamilton County, Texas.

WHEREAS, it is the desire and purpose of Declarant to place certain restrictions, easements, covenants, conditions, charges, liens and reservations (hereinafter referred to as "Restrictions" or "Declaration") upon the Subdivision in order to ensure that such is used for residential purposes only, to prevent nuisances, to prevent the impairment of the value of the Subdivision, to maintain the desired character of the community, and to insure the preservation of such uniform plan for the benefit of the present and future Owners of the land; and

NOW, THEREFORE, Declarant hereby adopts, establishes and imposes upon the land the following Restrictions for the purposes of enhancing and protecting the value, desirability and attractiveness of the land, which Restrictions shall run with the land and inure to the benefit of each Tract Owner and his invitees:

RESTRICTIONS & RESERVATIONS

1. Single Family Residence. Any Tract located in the Subdivision is to be used for single family residential purposes only.
2. Barndominiums. Barndominiums are permitted, but such must be ranch or farmhouse style built with a wood-style siding and conform with the other restrictions contained herein.

3. Timeline for Construction. Upon start of construction, the exterior of any building must be completed within twelve (12) months from the slab being poured and must be built to applicable building and windstorm/flood codes.
4. Storage of RV's. Before the main residence is constructed, travel trailers and RV's may be temporarily stored on the Tract but shall not be used as a permanent residence. After the residence is constructed, all boats, travel trailers and RV's must be stored behind a screen (fence/wall/garage) or removed from the property.
5. No Mobile Homes, Manufactured Homes or Modular Homes. Mobile homes, manufactured homes or modular homes are prohibited on a Tract.
6. Junk and Debris. No junk cars, abandoned cars or scrap, trash, landscaping trimmings, or other debris may be placed on the Tract.
7. Animals. Domestic livestock and exotic animals shall be allowed on any Tract so long as such animals do not exceed one (1) animal for every two (2) fenced acres and do not become a nuisance or threat to other Owners. Pigs, hogs, and peacocks are not allowed on any, save and except, pigs being raised by school-aged children for 4H or FFA projects are permitted for the duration of the 4H or FFA project. Horses, Goats, Sheep and Cattle are specifically permitted provided they comply with the above acreage restriction. Chickens, turkeys, and other birds are not allowed unless such birds are kept in a coup and do not exceed twenty (20) birds per Tract. All animals being raised by the individual Tract Owners must be kept in a fenced area on the Owner's Tract. No overgrazing is permitted on any portion of the Tract. Dogs, cats or other common household pets may be kept on a Tract. Dogs and cats must be vaccinated for rabies and other diseases required by applicable laws, rules and regulations and shall be licensed or registered as may be required by applicable laws, rules and regulations. No commercial agriculture shall be permitted.
8. Shooting Ranges. Commercial shooting ranges are prohibited. The term commercial shooting range includes any type of shooting range where an individual must pay a fee, membership dues, or any other type of compensation to be present on the property or to participate in such activity. Further, no individual may discharge a firearm in the direction of a residence, vehicle or any livestock owned by another tract owner.
9. Dirt Bike Tracks: No tracks designed to be used for any type of motorcycle, ATV, go-cart, dune buggy, other type of motorized vehicle race(s) may be constructed or used on any portion of the property.
10. Signs. No signs for advertising, or billboards, may be placed on a Tract with the exception of one professionally made "for sale" sign.
11. No Further Subdividing. No Tract may be subdivided into smaller tracts.
12. Property Subject to Restrictions. It is the intention of the Declarant to divide the above described property into Tracts of 10.01 acres or larger. All the individual Tracts are subject to these Restrictions which shall run with the land and be binding on all parties having or

acquiring any right, title or interest therein, or any part thereof, and shall inure to the benefit of each owner thereof.

13. Setback Lines. Except for fencing, light posts, driveways, walkways and landscaping, all other improvements must be located on the Lot at least fifty feet (50') from the property line of the Tract.
14. Fencing and Gates. Fencing is not required.

GENERAL PROVISIONS

1. Term. The Provisions hereof shall run with the land and shall be binding upon all owners, their guest and invitees and all other persons claiming under them for a period of forty (40) years from the date these restrictions are recorded. These restrictions shall be automatically extended for successive periods of twenty (20) years each time unless modified or cancelled by written instrument executed by all owners of any portions of the above described land recorded in the Real Property Records of Hamilton County, Texas.
2. Effect of Violation on Mortgages. No Violation of the provisions herein contained or any portion thereof, shall affect the lien of any mortgage or deed of trust presently or hereafter placed of record or otherwise affect the rights of the mortgages under any such mortgage, the holder of any such lien or beneficiary of an such mortgage, lien or deed of trust may, nevertheless, be enforced in accordance with its terms, subject, nevertheless, to the provisions herein contained.
3. Successors and Assigns. The provisions hereof shall be binding upon and inure to the benefit of the Owners, the Developer and the Association, and their respective guests, invitees, heirs, legal representatives, executors, administrators, successors and assigns.
4. Terminology. All personal pronouns used herein, whether used masculine, feminine or neuter gender, shall include all other genders, the singular shall include the plural and vice versa. Titles or Articles and Sections are for convenience only and neither limit nor amplify the provisions of these Restrictions.
5. Effective Date. This Declaration of Covenants and Restrictions shall be effective upon recording in the Real Property Records of Hamilton County, Texas.

STC Ranch Land:

By: _____
Clint Cooper, Member & Manager of
STC Ranch Land, LLC

COUNTY OF _____ §
STATE OF TEXAS §

SUBSCRIBED AND SWORN TO before me, the undersigned authority, by Clint Cooper on this ____ day of _____, 2021, in both his individual capacity and in his capacity as sole member and manager of STC Ranch Land, LLC.

Notary Public, State of Texas

By: _____
Tim Hill, Member & Manager of
STC Ranch Land, LLC

COUNTY OF HAMILTON §
STATE OF TEXAS §

SUBSCRIBED AND SWORN TO before me, the undersigned authority, by Tim Hill on this ____ day of _____, 2021, in both her individual capacities and in his capacity as sole member and manager of STC Ranch Land, LLC.

Notary Public, State of Texas

By: _____
Seth Bame, Member & Manager of
STC Ranch Land, LLC

COUNTY OF HAMILTON §
STATE OF TEXAS §

SUBSCRIBED AND SWORN TO before me, the undersigned authority, by Seth Bame on this ____ day of _____, 2021, in both her individual capacities and in his capacity as sole member and manager of STC Ranch Land, LLC.

Notary Public, State of Texas

After recording, please return to:
Hamilton County Abstract Company
107 S. Rice, Hamilton, TX 76531
254-386-5505

Prepared in the Law Offices of
McMullen & Henkes, Lawyers
P.O Box 706, Hamilton, TX 76531