



Adoption of Restrictive Covenants

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MCLENNAN)

DHWL Partners, LLC do hereby adopt and impress the following restrictive covenants to be recorded in McLennan County, Texas upon the property described as follows:

Lots 1 through 16, Block 1 in the final plat map of the West Lake Subdivision to be recorded in McLennan County, Texas.

For the benefit of itself as owner of the land, and for the use and benefit of present or subsequent owner or owners of any part therein, as well as the use and benefit of all future owners thereof, the following covenants are made and adopted to run with the land as hereinafter set out.

If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property described above to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Restrictive Covenants

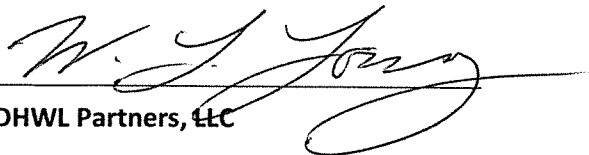
- 1) No more than one dwelling shall be erected on each lot, and no mobile homes-single or double wide, no modular homes, nor manufactured homes shall be placed on any lot in this addition. No recreational vehicles shall be used as a dwelling, permanent or temporary.
- 2) This property shall be used solely for one (1) family residential purposes. Multi-family residences shall be prohibited.
- 3) No garage or outbuilding on any tract or plot shall be used as a permanent residence or permanent living quarters.
- 4) No part of the land shall be used or maintained as a dumping ground for rubbish, trash, garbage, junk vehicles or any other waste. Inoperable vehicles must be placed in a garage or other storage buildings.
- 5) Any outbuildings erected or placed in this addition shall be of new construction.
- 6) Any residence placed upon any tract shall contain a minimum of 2000 square feet of living space, exclusive of porches and garages and shall be of new construction; garage cannot be facing Bold Springs Court unless garage is detached and located in the rear of the property.

- 7) Any dwelling erected in this addition shall be of new construction and the exterior walls shall contain a minimum 51% brick veneer, stone veneer or better.
- 8) All roofs shall be composition shingles, wood shingles, painted metal or tile.
- 9) All dwellings shall have a minimum set back line of 50 feet from the front property line (line adjacent to Bold Springs Court) and a minimum set back of 25 feet from the back-property line and a minimum of 25 feet from each side measured from the eave or drip line of the dwelling.
- 10) No swine, poultry, sheep, and dog and/or cat kennels shall ever be kept upon the property nor shall the property ever be used as a commercial feed lot for livestock. An exception will be made for school stock show participants of sheep or poultry for a period not to exceed 6 months, but not for hogs or pigs.
- 11) The property shall contain no cattle nor horses. An exception will be made for school stock show participants for a single cow or single horse for a period not to exceed 6 months.
- 12) No loud or noxious activity shall be conducted or maintained upon any tract which may be or may become an annoyance or nuisance to the neighborhood.
- 13) Businesses of a limited nature are permitted such as accounting, financial investments, legal, engineering, or other home/office based businesses. The business must be contained within the dwelling. No auto repair, mechanic or maintenance, or shop type, or loud business will be permitted.
- 14) These restrictive and protective covenants are to run with the land and shall be binding on all parties claiming through us, our heirs or assigns.
- 15) Any and all roads, drives, and/or culverts must comply with all McLennan County requirements and must be installed as such. Driveways leading up to the home site shall be concrete paving.
- 16) The owner or owners of any tract of land out of the above described tract of land described herein shall have the right to sue for and obtain injunctive relief to enforce any of these restrictions or covenants herein set forth and the party or parties in violation of any of these restrictions or covenants shall pay any and all court costs including expert witness testimony.
- 17) No person or firm or corporation shall at any time use any property within this subdivision for the purpose of mining rock, minerals, sand, gravel or dirt.
- 18) No lot shall be subdivided or divided and resold as a smaller lot.
- 19) No buildings shall be erected, placed or altered on any lot until the construction plans have been approved by the architectural control committee. The architectural control committee will initially include W. Leslie Long & Matt Farquhar.

- 20) A property owner in this development shall be allowed reasonable access to maintain and enjoy all parts of their property. Some lot owners may need to use neighboring property's drainage easements to access the rear portions of their lot. The neighboring property owner cannot completely block off areas needed to be utilized for these purposes of access.
- 21) Property owners shall not erect fencing through the drainage easements or across water that could block necessary access or alter the flow of water. However, property owners are allowed to erect gazebos or similar structures near the water for recreational purposes. Owners will also be allowed to build piers or docks from their land to the water to be used for recreational purposes.
- 22) Property owners shall not pump nor divert water from the lakes or ponds for irrigation or any other reason that could affect the water levels of the lakes or ponds.

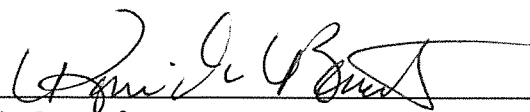
These covenants are to run with the land and shall be binding on all parties. Invalidation of any one of these covenants or restrictions by judgement or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

Executed this the 16th day of August 2017.


 DHWL Partners, LLC

THE STATE OF TEXAS §
 County of McLennan §

This instrument was acknowledged before me on August 16, 2017, by DHWL Partners, LLC.



 Notary Public, State of Texas

