

ARTICLE III
USE RESTRICTIONS

This Article III shall apply only to residential lots within Bridlewood Ranches. This Articles III shall not apply to that tract of land described on the Attached Exhibit B, which is hereby designated as commercial property. The tract of land on Exhibit B shall be restricted in Article IV, which restrictions shall be enforceable by the Bridlewood Ranches Property Owners Association. All other Articles in this Declaration shall apply to all Tracts, whether residential or commercial.

Section 3.01 Single Family Residential Construction. Except as provided below, no building shall be erected, altered, placed or permitted to remain on any Tract other than one dwelling unit per each Tract to be used for single family residential purposes. One guest/servants house may be built provided said guest/servants house contains no less than five hundred (500) square feet, no more that one-thousand eight hundred (1800) square feet, is built after or while the main dwelling is being built and has prior approval of the Architectural Control Committee. All main residences must have a garage. Detached garages and work shops may not be constructed on the Property prior to the main dwelling being built. Barns and/or storage buildings may be constructed on the property prior to the main dwelling being built provided they are approved in writing by the Architectural Control Committee prior to being erected, altered or placed on the property. All structures must be approved in writing by the Architectural Control Committee prior to being erected, altered or placed on the Property. The term "dwelling" does not include either double wide or manufactured homes, or single wide mobile homes, or prefab houses regardless of whether the same are placed upon permanent foundation, and said homes are not permitted within the Subdivision. All dwellings must have at least two thousand (2000) square feet of living area for one story homes and two thousand five hundred (2500) square feet of living area for two story homes, with at least one thousand two hundred fifty (1250) square feet on the ground floor, excluding porches, and be built with new construction material. Any building, structure or improvements commenced on any tract shall be completed as to the exterior finish and appearance within nine (9) months from the commencement date. Detached garages shall be of the same general construction as the main dwelling and located on the tract according to the Committee approved building site plan and shall be suitable for not less than two (2) automobiles. All garages must face the side or rear lot line. No carports shall be allowed.

Section 3.02 Composite Building Site. Any Owner of one or more adjoining Tracts (or portions thereof) may, with the prior written approval of the Architectural Control Committee, and with approval of the Hays County Commissioner's Court, if required, consolidate such Tracts or portions into one building site, with the privilege of placing or constructing improvements on such resulting site, in which case the side setback lines shall be measured from the resulting side Property lines rather than from the Tract lines as indicated on the Plat. Combined Lots shall nevertheless be considered as separate Lots for assessment purposes, unless otherwise determined by the Architectural Control Committee. Public utility and drainage easements are exempt from this provision.

Section 3.03 Location of the Improvements upon the Tract. No building of any kind shall be located on any tract nearer than one hundred feet (100') from any Property line, provided however, as to any tract, the Architectural Control Committee may waive or alter any such setback line, if the Architectural Control Committee in the exercise of the Architectural Control Committee's sole discretion, such waiver, or alteration is necessary to permit effective utilization of a tract. Any such waiver or alteration must be in writing and recorded in the Official Public Records of Hays County, Texas. All dwellings placed on Subject Property must be equipped with Class I Aerobic Septic tank system that meet all applicable laws, rules, standards and specifications, and all such dwellings must be served with water and electricity.

Section 3.04 Use of Temporary Structures. No structure of a temporary character, whether trailer,

motor home, basement, shack, garage, barn or other outbuilding shall be maintained or used on any Tract at any time as a residence, either temporarily or permanently, except as provided below. No Tract shall be used as a camping ground. A property owner may use an RV camper or motor home as for camping purposes no more than seven (7) days out of a thirty (30) day period (i.e. no more than seven (7) consecutive days) and may use an RV camper or motor home as a temporary residence during construction, provided an approved septic system has been installed and the RV camper or motor home is placed behind the construction site and out of sight of any road. After the dwelling is complete an RV camper or motor home may be stored on the tract provided it is stored in compliance with Section 3.17 of these restrictions. The Declarant or the Committee shall have the right to have any RV or motor home found to be in violation of these restrictions removed and stored at the expense of the owner; and, for these purposes Declarant and/or the representative of the Committee is granted express written consent to remove the same without penalty or offense.

Guests quarters located inside of a Barn which is constructed on the property shall be allowed so long as the guest quarters are not used as a permanent residence and are not rented for income. Such guest quarters may be used as the lot owner's temporary residence during the construction of the residence or as a "weekend getaway" for such lot owner prior to the construction of the residence.

The Developer reserves the exclusive right to erect, place and maintain a mobile home, camper or motor home in or upon any portion of the Subdivision as in its sole discretion may be necessary or convenient while selling Tracts, selling or constructing residences and constructing other improvements within the Subdivision. The Developer is not restricted by any of the above time constraints in this provision.

Section 3.05 Repair of Buildings. All improvements upon any of the Property shall at all times be kept in good condition and repair and adequately painted or otherwise maintained by the Owner thereof.

Section 3.06 Alteration or Removal of Improvements. Any construction, other than normal maintenance, which alters the exterior appearance of any improvement, or the removal of any Improvement, shall be performed only with the prior written approval of the Architectural Control Committee.

Section 3.07 Roofing Materials. The roof surface of all principal and secondary dwellings and garages shall be of slate, stone, concrete tile, clay tile, or other tile of a ceramic nature, composition shingles with a twenty-five (25) year or more warranty; or they may be metal, left natural or painted a color approved by the Architectural Control Committee. The Architectural Control Committee shall have the authority and sole discretion to approve other roof treatments and materials if the form utilized will be harmonious with the surrounding homes and Subdivision as a whole. Roofs on all other structures must be approved by the Architectural Control Committee.

Section 3.08 Construction in Place. All improvements must be constructed using new materials and shall be built in place on the applicable Tract.

Section 3.09 Color. All exterior color schemes on any structure must be approved by the Architectural Control Committee prior to use.

Section 3.10 Model Homes. Notwithstanding anything herein contained, Builders shall be allowed to construct model homes as long as such model homes conform to these restrictions.

Section 3.11 Masonry. Each exterior wall of the main residence constructed on any lot shall be no less than seventy-five percent (75%) masonry or masonry veneer, inclusive of door, window and similar openings. Masonry and Masonry veneer includes stucco, ceramic tile, clay, brick, rock and all other materials commonly referred to in the Hays County, Texas area as masonry.

Notwithstanding this provision, houses constructed with logs and ranch or farm style houses constructed using hardiplank may be allowed with the prior written approval of the Architectural Control Committee, which approval shall be at the Architectural Control Committee's sole discretion.

Section 3.12 Walls, Fences, and Mail Boxes. Walls and fences, if any, must be approved prior to construction by the Architectural Control Committee, must be constructed of new material, and, unless otherwise permitted by the Architectural Control Committee, must be constructed of wood, metal, pipe, barbed wire, or ranch fencing with t-posts. Chain link fencing shall not be permitted, except for use as a dog run and only if such fencing is not visible from any street, adjacent property or common area. All wooden fences must be painted or stained and the color of such paint or stain must be approved by the Architectural Control Committee. All individual mail boxes (if approved by the postal department) must be of masonry construction and approved by the Architectural Control Committee.

The property, at the time of imposing these Restrictions, is under the 1-D-1 agricultural exemption for ad valorem tax valuation. It is the intention of the Developer for itself and, subsequently, for the Association, to maintain this valuation by causing all or part of such lots to be leased for agriculture purposes as allowed by Statute, on all lots, save building sites thereon, for the benefit of the Lot Owners in general, for as long as it is practical. Notwithstanding, however, any Lot Owner may determine that they shall not be a part of this program of allowing for the Agricultural Exemption, by building a fence around his property, in accordance with this Section 3.12 and by terminating the grazing lease by and between Developer and the BridleWood Ranches Property Owners Association in accordance with the terms of such lease. In the event that an owner shall opt out of this program, the Architectural Control Committee may require that the owner not to fence a thirty (30) foot strip of land across either the back or side of his property for cattle to pass to adjoining tracts whose lot owners are participating in the program. The ACC shall have the authority to prevent fences from being built or it may require gates to be left open to allow for the free range of cattle through to the Lot owners who are participating in this program. The Architectural Control Committee hereby specifically reserves an easement of free and uninterrupted ingress, egress and regress over, through, and across all Lots for the purpose of allowing the free range of animals in order to qualify the property under the Agriculture exemption.

Any Lot Owner participating in the Agricultural Exemption Program, whose lot contains an existing perimeter fence, must maintain such fence. Any Lot owner not participating in the Agricultural Exemption Program whose lot contains an existing perimeter fence, must maintain such fence until that Lot owner has erected such other fencing so as to turn livestock from his property. Owners of Lots adjacent to Hugo Road may install gates along Hugo Road, however, such gates must remain closed and locked unless such gate is being used for immediate ingress and egress.

Section 3.13 Antennas, Towers, and Satellite Dishes. Antennas, towers, or satellite dishes of any kind shall not exceed ten feet above the roof of the Dwelling or Accessory Building whichever is higher. Any antennae, tower or satellite dish must be located to the side or rear of the Dwelling or Accessory Building and not within one hundred feet (100') of any side Property line or one hundred feet (100') of any rear Property line. Nothing herein shall be construed to conflict with the latest rules and regulations set forth by the Federal Communications Commission.

Section 3.14 Prohibition of Activities. No Activity, whether for profit or not, shall be conducted on any Tract which is not related to single family residential purposes, unless said activity meets the following criteria: (a) no additional exterior sign of activity is present, (b) no additional traffic, that would not be there normally, is created, and (c) nothing dangerous is present that should not be there. Nothing herein shall restrict "home offices" so long as the conditions of "a," "b" and "c" above are met. This restriction is waived in regard to the customary sales activities required to sell homes in the Subdivision. No activity which constitutes a nuisance or annoyance shall occur on any Tract.

The Association shall have the sole and absolute discretion to determine what constitutes a nuisance or annoyance. Hunting, during hunting season and only with Bows, Crossbows, and shotguns shall be allowed, if in accordance with state law and county regulations. All other weapons and firearms are expressly prohibited. Target practice is expressly prohibited.

Section 3.15 Garbage and Trash Disposal. Garbage and trash or other refuse accumulated in this Subdivision shall not be permitted to be dumped at any place upon adjoining land where a nuisance to any residence of this Subdivision is or may be created. No Tract shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be allowed to accumulate, shall be kept in sanitary containers and shall be disposed of regularly. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

Section 3.16 Junked Motor Vehicles Prohibited. No tract shall be used as a depository for abandoned or junked motor vehicles. No junk of any kind or character shall be kept on any Tract.

Section 3.17 Trailers, Rvs, Boats. All trailers, travel trailers, graders, recreational vehicles (RVs), trucks (other than pickups of a size one (1) ton or less), boats, tractors, campers, wagons, buses, motorcycles, motor scooters and lawn or garden maintenance equipment shall be kept at all times, except when in actual use, in enclosed structures or screened from view from common areas, public or private thoroughfares and adjacent properties.

Section 3.18 Signs. No signs, advertising, billboards or advertising structure of any kind may be erected or maintained on any Tract without the consent in writing of the Architectural Control Committee. In addition to other signs which may be allowed by the Architectural Control Committee, the Architectural Control Committee shall allow one (1) professionally made sign not more than twenty-four inches (24") by thirty inches (30") advertising Owner's Tract for sale or rent, and one (1) professionally made sign, not more than twelve inches (12") by twenty-four inches (24") identifying the Tract owner's name or names. Model Home builders shall be allowed to place one professionally made signs, no larger than four feet by four feet (4' x 4') which is pre-approved by the Architectural Control Committee on the lot on which the house is being built. The term "professionally made sign does not include the plastic or metal pre-made "for sale" or "for rent" signs. No sign shall be nailed to a tree. Declarant or any member of such Committee hereby reserves an easement across the property for the purpose of removing and shall have the right to remove any such sign, advertisement or billboard or structure which is placed on any Tract in violation of these restrictions, and in doing so, shall not be liable, and are hereby expressly relieved from, any liability for trespass or other tort in connection therewith, or arising from such removal.

Section 3.19 Animal Husbandry. Domestic livestock and exotic animals shall be allowed on any Tract so long as such animals do not exceed one (1) animal per every 2 acres and do not become a nuisance or threat to other Owners. The Directors of the Association have the sole discretion in determining if any animal is a nuisance. Pigs and hogs are not allowed on any Tract unless such pig or hog is being raised for 4-H or school sponsored programs. No more than four (4) pigs and hogs are allowed on any one tract. Chickens, turkeys and other birds shall be allowed so long as such birds are kept in a coup and do not exceed 20 birds per tract. All animals being raised by individual tract owners must be kept in a fenced area on the owner's tract. No overgrazing is permitted on any portion of the lot. Dogs, cats, or other common household pets may be kept on a Tract. Dogs must be kept in a kennel, dog run, or fenced in area that confines said dog(s) to that area. Dogs will not be permitted to run loose on the Property and must be vaccinated for rabies according to State law once a year and registered with Hays County once a year. No feedlots for any type of animal shall be permitted.

Section 3.20 Mineral Development. No commercial oil drilling, oil development operations, oil refining, quarrying or mining operation of any kind shall be permitted upon or in any Tract. No derrick or other structures designed for the use of boring for oil or natural gas shall be erected,

maintained or permitted upon any Tract.

Section 3.21 Drainage. Natural established drainage patterns of streets, tracts or roadway ditches will not be impaired by any person or persons. Driveway culverts must be installed and shall be of sufficient size to afford proper drainage of ditches without backing water up into ditch or diverting flow. Drainage culvert installation is subject to the inspection and approval of the Architectural Control Committee and to County requirements.

Section 3.22 Re-subdivision. Except as provided below or as otherwise permitted in these restrictions, no Tract shall be re-subdivided or split below twenty (20) acres. Notwithstanding, Developer reserves the right to re-subdivide any Tract owned by Developer into smaller lots, so long as such resulting lots are no less than ten (10) acres in size.

In the event of the failure of Owner to comply with the above requirements after ten (10) days written notice thereof, the Association or their designated agents may, without liability to the Owner, Contractor or any occupants of the Tract in trespass or otherwise, enter upon (and/or authorize one or more others to enter upon) said Tract, cause to be removed, such garbage, trash and rubbish or do any other thing necessary to secure compliance with this Declaration at the expense of Owner. Payment for the charges by such Owner shall be payable on the first day of the next calendar month.

ARTICLE IV
COMMERCIAL LOTS

The following Article shall apply only to the Tract attached hereto as Exhibit B. If the owner of the Tract, described in Exhibit B, determines that it is in that Tract Owners best interest to use the Tract for residential purposes instead of commercial purposes, such Tract shall follow the guidelines and comply with all restrictions set forth in Article III of the Restrictions.

Section 4.01 Construction. Except as provided below, no building shall be erected, altered, placed or permitted to remain on any Tract other than one commercial building per acre containing no less than 1500 square feet of interior space. No building shall have more than two (2) stories and in no event shall any building exceed twenty-eight (28) feet in height measured from the highest point of the natural soil of such building(s). All buildings must be constructed using new materials.

Notwithstanding, the Architectural Control Committee, at the Architectural Control Committee's sole discretion, may allow the owner of a Tract to construct rental cabins, which cabins contain less than 1500 square feet.

Section 4.02 Use of Lot. The following uses shall be allowed on the lots

- a. Administrative and professional offices including:
 - (1) Insurance sales
 - (2) Real estate sales or leasing
 - (3) Attorney offices
 - (4) Accounting offices
 - (5) Architectural offices
 - (6) Engineering/Surveying offices
 - (7) Investment services
 - (8) Travel agencies
 - (9) Flower shop
 - (10) Photography studios, so long as such studios are not used in conjunction with adult only entertainment.
 - (11) Doctor's offices
 - (12) Dentist's offices
 - (13) Non-profit organizations