

EXHIBIT "B"

Deed Restrictions for Herein Described Property Located on Medina Lake

Residential Use:

- A. The Property shall be improved and used for single-family residential use only.
- B. No Lot or acreage shall be further divided or subdivided, nor may any easements, other than for utilities, or other interests therein less than the whole be conveyed by the Owner to third parties.
- C. Construction: one single-family residential dwelling that shall be a minimum of 2,500 sq. ft. and will not exceed 2 stories at any point in the house, with a private garage or carport. Up to 1 guest quarter and an out-building (shop building, storage building and/or a barn) constructed no taller than the home. No structure shall remain unfinished for more than one (1) year after the same has been commenced.
- D. Buildings and other improvements must be setback 50 feet from the existing County Road and must be set back 20 feet from any other property line. A barn must be at least 50 feet from any other property line.
- E. 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.
- F. No multi-family dwellings will be constructed for purpose of or used as income property.
- G. The term "dwelling" does not include doublewide mobile or manufactured homes or singlewide mobile homes regardless of whether it is placed upon permanent foundation and said homes are not permitted.
- H. There will be no temporary structures on the property used as a residence. No tent, shack or other temporary building, improvement or structure shall be placed upon the Property.
- I. Boats, autos, trucks, trailers, recreational vehicles and other vehicles must be screened from view in a garage or other structure.
- J. Property shall not be used as a depository for abandoned or junked motor vehicles. Storage of equipment and/or materials outside of a barn or appropriate storage facility is prohibited.
- K. No rubbish or debris of any kind shall be placed or permitted to accumulate on the Property and no odors shall be permitted to arise there from so as to render such Property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other Property or its occupants.
 1. Refuse, garbage and trash shall be kept at all times in covered containers and such containers shall be kept within enclosed structures or appropriately screened from view.
 2. All garbage, trash and other rubbish must be disposed appropriately by using a commercial trash pick-up service or transporting to an approved public depository.
- L. Livestock raising and household pets are permitted only if said activity meets the following criteria:
 1. Livestock is limited to one animal unit per every 5 acres.
 2. The term "Livestock" is limited to horses, cattle, sheep and/or goats. Except for 4-H and/or FFA projects, no pigs, hogs, poultry or wild animals of any kind shall be raised, bred or kept on the property.
 3. No animal shall be allowed to make an unreasonable amount of noise, or to become a nuisance, and no domestic pets will be allowed on any portion of the Property other than the Property of its Owner unless confined to a leash.
 4. No animal may be stabled, maintained, kept, cared for or boarded for hire or remuneration on the Property and no kennels or breeding operation will be allowed.
 5. All livestock must be kept in a fenced areas which must be clean, sanitary and reasonably free of refuse, insects and waste at all times - No animal shall be allowed to run at large. Fenced area shall of reasonable design and construction to adequately contain such animals in accordance with the provisions hereof.
 6. No more than 2 household pets (2 dogs and/or 2 cats) will be allowed
 7. Dogs, cats and other common household pets must be kept in a kennel, dog run or fenced area that confines the animals to that area.
- M. No Drilling or mining is permitted - except for the drilling of one water well per 5 acres.
- N. All water wells and septic systems must meet the requirements of the State of Texas, Bandera County and Bandera County River Authority & Ground Water District.

- O. Any Liquid Propane or other fuel tanks placed on the property must be set back 20 feet from the road and adjoining properties and should be properly screened from the view of adjoining properties.
- P. All exterior lighting, including security or trouble lights, shall be installed in such a manner as to avoid creating a horizontal exposure. All such exterior lighting shall be shielded in order to cast light upwards or downwards in a manner which will not create problems for neighboring lot owners.
- Q. No firearms shall be discharged upon or within the property. No trapping of animals or hunting of any kind with any type of weapon shall be permitted.
- R. No advertising or directional signage of any kind shall be displayed to public view on any property except for:
 - 1. One sign, not to exceed five square feet, advertising the property for sale may be placed during the sales period.
 - 2. One sign, not to exceed five square feet, used by a builder to advertise construction may be placed during the construction period.

No Warranty of Enforceability

- A. While Declarant has no reason to believe that any of the restrictive covenants or other terms and provisions contained in this Declaration are, or may be, invalid or unenforceable for any reason or to any extent, Declarant makes no warranty or representation as to the present or future validity or enforceability of any such restrictive covenants, terms or provisions. Any Owner acquiring the Property, agrees to hold Declarant harmless there from.