

**Exhibit "C" [89]**

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS**

1. Property shall be used for residential recreational, ranching and agricultural purposes only.
2. Residences shall consist of custom-built homes only and be limited to two residences. No mobile homes, manufactured homes, modular homes, used homes, or other trailers shall be permitted on the property.
3. No camper or recreational vehicles may be occupied overnight on the property except for periods not to exceed thirty (30) consecutive days out of any period of ninety (90) days before a permanent dwelling is constructed on the property.
4. All electrical installations shall be constructed and thereafter maintained in accordance with the National Electric Safety Code.
5. All plumbing installations and septic tanks or other on-site sewage facilities shall comply with all Federal, State, and Coryell County regulatory authorities. Septic tanks, lateral lines or other appurtenance shall not be placed within fifty (50) feet of a property boundary.
6. There shall be no operations of any form of gun club, skeet range, or rifle association. There shall be no discharge of firearms upon the property in a manner which is unsafe, or in any manner that constitutes a danger to persons, property or livestock, regardless of where located.
7. There shall be no excavation of any materials for a commercial purpose. Excavation shall be limited to purposes for the construction of buildings, driveways or roads to be constructed on the property.
8. No portion of the property shall be used as a dump ground for rubbish, abandoned vehicles, garbage or otherwise used as a landfill. No junk or wrecking yard shall be located on the property.
9. No noxious or offensive activity shall be carried on upon the property, or shall anything be done which would reasonably constitute an annoyance or nuisance to any adjoining property owner or tenant.
10. The property shall not be sub-divided.
11. By acceptance of a deed, contract for deed, or by acquiring any ownership interest in any part of the property included in this Declaration, each person or entity for himself, his heirs, personal representatives, successors, transferees and assigns, binds himself, his heirs, personal representatives, successors, transferees and assigns, to all of the provisions, restrictions, covenants, conditions, rules and regulations now or hereafter imposed by this Declaration and any amendments thereof. In addition, each such person by so doing thereby acknowledges that this Declaration sets forth a general scheme for the improvement of the property.

STATE OF TEXAS  
COUNTY OF CORYELL

I, Barbara Simpson, County Clerk in and for  
Coryell County, Texas do hereby certify that  
this instrument was filed for record in the  
volume and page of the Coryell County Public  
Records and of the time and date as stamped  
hereon by me.



BARBARA SIMPSON, CLERK  
CORYELL COUNTY, TEXAS

AT 1030 FILED  
O'CLOCK A.M.

JAN 26 2021

*Barbara Simpson*  
COUNTY CLERK, CORYELL CO., TEXAS

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