

Restrictions and Covenants

The property in the Bison Trail Ranch, as recorded in the plat records of Edwards County, Texas, is subject to the covenants hereby made by the POA to-wit:

1. That these covenants are to run with the land and shall be binding on the owner of the parcel(s) and all persons claiming under him. The owners understand that these restrictions and covenants are filed in the Real Property Records of Edwards County, Texas.
2. Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from roads in Bison Trail Ranch. **That the above property herein shall not be used for commercial or day lease hunting nor any manufacturing purposes.**
3. That no automobile, truck, trailer, or other vehicle shall be abandoned on this property, nor shall there be any dumping or placing of unsightly objects of any kind on the property.
4. **That no structure of any kind (including hunting blinds and/or deer feeders) shall be permitted within 100 feet of any property line.**
5. No noxious or offensive activity shall be carried on upon any tract nor shall anything be done thereon which may be or become an annoyance or nuisance to any adjoining tract. No tract shall be maintained or utilized in such a manner as to violate any applicable statute, ordinance or regulation of the United States of America, the State of Texas, the County of Edwards, if applicable, or any other governmental agency having jurisdiction thereof.
6. Discharge of sewage from an RV, home or cabin on your property is strictly prohibited and illegal unless it is discharged into a permitted septic system (on-site sewage facility – OSSF) installed by a licensed installer.
7. Not more than one residence shall be permitted on any tract. No communal residences shall be permitted.
8. That no commercial swine operation shall be permitted.
9. The owner agrees not to impede the flow of water in and to existing water lines, tanks, or troughs that are on his property and grants ingress and egress to persons who need to maintain said improvements and wells which furnish water to the lines, tanks or troughs. Only those owners who own an interest in an existing well shall have the right to use water from said Shared Well unless water use is granted by the owners of the well.
10. That no tract may be subdivided without the express written consent of the POA. This restriction will not prevent the Texas Veteran's Land Board (TVLB) from deeding a tract to a veteran for the purpose of a home site.
11. The owner hereby authorizes the POA to charge each property owner a maintenance fee of \$5 per acre, per year, not to exceed \$500 to improve and

maintain entrances, roads, community wells, water lines, storage tanks and any other maintenance deemed necessary by the POA in the Bison Trail Ranch Subdivision. Such charge shall not be assessed against the POA. Such charge shall be direct billing to the property owner. It is understood and agreed that this road maintenance charge (if not paid within 60 days of billing date) shall become a lien against the tract being conveyed, permitting the POA such rights to enforce said liens as may be set forth in Sec. 51.002 of the Texas Property Code, as amended time to time.