

COVENANTS, CONDITIONS AND RESTRICTIONS

1. **Appropriate Uses:** The property may be used for residential, recreational, agricultural, and commercial purposes. No commercial or other use shall be inconsistent with the use of adjoining property for residential, recreational, or agricultural purposes, including but not limited to noise exceeding 70 decibels at the property boundary, offensive odors, and lighting visible beyond the property boundary.
2. **Livestock and poultry:** Livestock and poultry shall be permitted as specified: One large animal per 1 acre, no more than 4 small grazing animals per acre and poultry for personal use. The term livestock shall mean horses, mules, donkeys, cows, and llamas. Small animals shall be considered as goats, sheep and other miniature grazing animals. No commercial fowl/poultry production, swine or ratites (emu and ostrich) will be allowed. No dangerous animal shall be permitted on the tract at any time.
3. **Binding Effect:** Each of the covenants, conditions, restrictions and agreements herein contained is made for the mutual benefit of, and is binding upon each property. This instrument, when executed, shall be filed of record in the deed records of Ellis County so that the owner is on notice of the covenants, conditions, restrictions and agreements herein contained.
4. **Enforcement:** Buyer and Buyer's successors in interest shall have the foregoing covenants, conditions and restrictions herein faithfully carried out and performed. Seller and Seller's successors in interest with respect to any adjoining tract shall have the right to bring any suit or undertake any legal process that may be proper to enforce the performance thereof. Failure by any person or entity to enforce any covenant or restriction shall in no event be deemed a waiver of the right to do so thereafter, nor does Seller assume the responsibility for taking enforcement action, but rather such action shall be at the option of the Seller and Seller's successors in interest.
5. **Severability:** If any covenant, condition, or restriction herein contained shall be concluded invalid, by legal jurisdiction, such judgment shall in no way affect any other covenant, condition or restriction, each of which shall remain in full force and effect.
6. **Deed Restriction Expiration:** These conditions, covenants and restrictions shall run with the land for one 20 year term.