

Edwards County

DEED RESTRICTIONS**971080**

Deer Canyons Ranch Limited Partnership, the owner in fee simple of the real property known as Deer Canyons Ranch East and Deer Canyons Ranch West, subdivisions in Edwards County, Texas, attach the following deed restrictions on Deer Canyons Ranch East Subdivision and Deer Canyons Ranch West Subdivision:

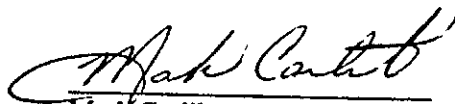
1. No hunting blinds, deer feeders, buildings, houses, mobile homes, motor homes, buses or other type of structure, whether temporary or permanent, may be placed within 200 feet from the edge of any public road, subdivision road, or property line. In the event a suitable and practical building site is not available on a particular tract within the subdivision except near a road, Deer Canyons Ranch Limited Partnership may, within its sole discretion, grant a variance to allow permanent homes, with restrictions on the size, plan and building materials. The variance must be in writing, describe the tract and restrictions, be signed and acknowledged by the General Partner and filed in the Real Property Records of Edwards County, Texas
2. No commercial business shall be allowed. Commercial business is defined as follows:
 - A. A business wherein the public is allowed to come to a property within the subdivision to view or purchase personal property or,
 - B. A business which manufactures or processes items, which result in offensive odor, smoke, noise or traffic which is a nuisance to the neighbors and owners in the subdivision, or.
 - C. A business which requires transport trucks such as 18 wheelers to pick up or deliver items to the property within the subdivision.
3. No commercial hunting is allowed. Commercial hunting exists when a landowner allows one or more persons to hunt game of any kind on his property for a fee or consideration of any kind.
4. No trapping of game animals (including exotics) or game birds.
5. Until January 1, 2008, no tract may be divided which will result in a tract being less than 100 acres.
6. After January 1, 2008 and until January 1, 2018 no tract may be divided which will result in a tract being less than 50 acres.

- 7. Any owner, fee simple, undivided, remainder or otherwise of land or an interest therein within a subdivision may enforce these restrictions in any court of competent jurisdiction by any appropriate legal action, including, but not limited to specific performance, temporary, or permanent restraining orders or injunctions, liens, or any other remedies provided by law, and provided, should a landowner be found by a court of competent jurisdiction to have knowingly caused or permitted a violation of these restrictions, then in addition to all other remedies provided hereunder or otherwise by law, the violator shall be liable to the complaining or damaged landowner or landowners for attorney's fees and all reasonable and necessary costs of enforcement.

The restrictions contained herein may be modified at any time by an affirmative vote of the landowners within a subdivision owning 75% of the acreage within the subdivision. The modification must be in writing, signed by the landowners voting for the modification, acknowledged before a notary, and recorded in the Real Property Records of Edwards County, Texas.

Signed this 11th day of December, 1997.

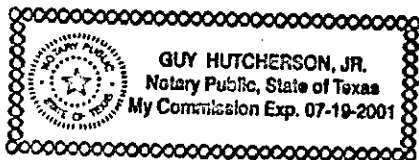
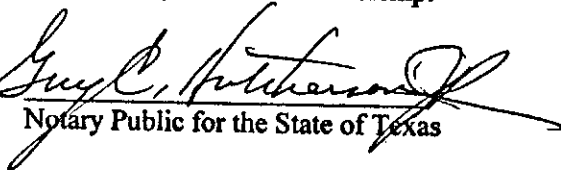
DEER CANYONS RANCH,
A LIMITED PARTNERSHIP



Mark Carlile, General Partner
Deer Canyons Ranch, A
Limited Partnership

STATE OF TEXAS §
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COUNTY OF REAL §

This instrument was acknowledged before me on the 11th day of December, 1997, by Mark Carlile, General Partner on behalf of Deer Canyons Ranch, a Limited Partnership.

Notary Public for the State of Texas