

**Bobcat Hollow Ranch Phase One
Restrictions and Covenants
Amended Effective 2024**

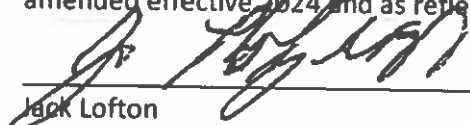
The property in the Bobcat Hollow Ranch, as recorded in the plat records of Edwards County, Texas is subject to the covenants hereby made by the developer (seller) to-wit.

1. That these covenants are to run with the land and shall be binding on the OWNER and all persons claiming under him. OWNER understands 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 Bobcat Hollow 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 300 feet of any public road, 200 feet of any roadway easement or 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. Not more than one residence shall be permitted on any tract. No communal residences shall be permitted.
7. That no commercial swine operation shall be permitted.
8. 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.
9. That no tract may be subdivided without the express written consent of the BHPOA. 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.
10. Member hereby authorizes Property Owner Association (POA) to charge each property owner a maintenance fee of **\$2.00** per acre, per year, **not to exceed \$1000 per year** to improve and maintain entrances, roads, other maintenance deemed necessary including administrative fees and enforcement of deed restrictions by the POA in the Bobcat Hollow Ranch Subdivision. Those tracts of land which front exclusively on a state or county maintained road will be charged a maintenance fee of **\$1.00** per acre, per year. Such charge shall be made by direct billing to the property owner. It is understood and agreed that this maintenance charge (if not paid within 60 days of billing date) shall become a lien against the tract being conveyed, permitting POA such rights to enforce said liens as may be set forth in the Texas Property Code, as amended time to time.
11. That at such time as BHPOA may determine at his sole discretion, the BHPOA shall have the authority but not the obligation to notify each tract owner of the time, date, and a place of a meeting of all tract owners to be held for the purpose of organizing a Property Owner's Association. A majority of the votes of the tract owners in attendance at such meetings or by written proxy shall be sufficient to transact business at such meetings. Each tract owner, including BHPOA, attending or represented by written proxy at such meeting shall have one vote for each tract owned by such owner on all business to come before the meeting. Upon the creation and organization of such

organization as non-profit corporation, or otherwise, SELLER shall transfer and assign to the association the current balance of the road improvement and maintenance, if any. Thereafter such association shall have the power, authority and obligation to maintain the roadways of the development and collect the road maintenance assessment. All such assessments upon any tract in the development shall become the personal obligation of the owners of such tract and such association is hereby granted a lien upon each lot to secure the payments of such assessments, permitting said association such right to enforce said liens as may be set for the in Sec. 51.002 of the Texas Property Code, as amended time to time.

12. No deviation of any kind shall be permitted from these restrictions unless permission is granted in writing by the BHPOA.

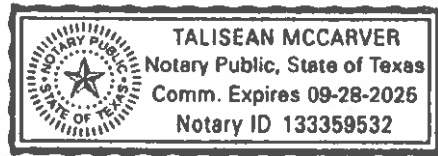
This instrument was acknowledged before me on the 22 day of 06, 2023, by Jack Lofton, President of Bobcat Hollow Property Owners Association as a result of the 2023 Bobcat Hollow Association's Annual Meeting, whereas the Restrictions and Covenants were voted on and amended effective 2024 and as reflected in this filing.



Jack Lofton
Bobcat Hollow Property Owner's Association President



Notary Public in and for the State of Texas
My Commission Expires on 09/28/2025



 FILED FOR RECORD
At 3:05 O'clock PM

JUL 3 2023

OLGA LYDIA REYES
COUNTY CLERK
EDWARDS COUNTY, TEXAS
By:  Deputy