**ROCKING OX RANCH PROPERTY "LOT"RESTRICTIONS**

Rocking Ox Ranch is a property located in Llano County, Texas and consists of 6 lots. Each lot is referred to herein as a "Lot".

1. **Residential Use Only.** Each Lot shall be used only for single-family residential purposes subject to the Business Activity Provision under paragraph (3) below.
2. **Improvements.** Improvements on each Lot are restricted to one single-family dwelling. which may include garages, outbuildings, barns, and guest quarters which may be occupied by guests. family members, and or household employee.
3. **Business Activity Provision.** Commercial, industrial or business use of a Lot is prohibited, except a home-based or professional business which involves no substantial customer traffic and has a minimal number of employees. Examples are a professional practice such as a doctor, lawyer, or accountant; operation of a secondary office or operation of a business based upon telephone or electronic marketing. Such home-based or professional business may also include that of artisans. Notwithstanding anything to the contrary contained herein, such business must be operated by a person whose principal residence is located on the Lot where the business is operated, and such business must be operated on that Lot inside of the residence. garage, or outbuilding.
4. **Floor Area and Type of Construction.** Single-family residences located on each Lot are limited to new construction only and shall have not less than 1,200 square feet of floor area, measured to exterior walls, excluding garages, patios, and open porches. **No houses may be moved onto a Lot, and no modular housing, manufactured housing, and or mobile homes may be located on a Lot.**
5. **Outbuildings.** Design and construction of outbuildings shall be compatible with the residence constructed on the Lot.
6. **Temporary. Structures.** No temporary structure, mobile or movable home, garage, or outbuilding shall be used as a residence. Temporary construction buildings and or RVs may be used for tool and material storage or as residence during construction period not to exceed one (1) year.
7. **Subdividing.** Lots shall not be subdivided.
8. **Building Lines.** No building or other improvement shall be erected within sixty feet (60') of any public road right-of-way or within fifteen feet (15') of any property line.
9. **Storage.** Vehicles. other than those used by persons residing on a Lot, may not be permanently parked or maintained on a Lot. No junk cars or equipment may be located on a Lot.
10. **Advertising Signs.** All advertising signs are prohibited with the exception of signs which list the sale of land and homes.
11. **Animals.** Domestic pets, animals. and livestock may be kept on the premises. No feed lots or Swine operations allowed.
12. **Noxious or Offensive Activity.** No noxious or offensive activity shall be carried on a Lot, and nothing shall be done on a Lot which shall be or may become an annoyance or a nuisance to other owners of Lots
13. **Maintenance.** Each Lot shall be regularly maintained and kept in a neat and orderly manner, and vegetation shall be cut and trimmed regularly