Prepared For: Swonke Family Property

Grimes County Tax ID R72684 / R13546

DECLARATION OF COVENANTS, CONDITIONS

AND RESTRCTIONS FOR 18.505 ACRES

THIS DECLARATION is made on the 3rd day of December 2025 by the Swonke Family (Owners) of the real property situated in Grimes County, Texas and does not expire until December 1, 2050. The owner's desire is to provide for the preservation and enhancement of the surrounding property values and environmental quality and for the general health, safety, and welfare of the property owners. The purpose for these Restrictions is intended to designate the property for Residential Use Only.

The following is a list of all restrictions placed on the above-mentioned property:

1. Traditional single-family home(s)/residence(s). Barndominiums are acceptable. All home construction must be completed on a timely basis, weather permitting, within one year of date of issuance of building permit by Grimes County, Texas.

2. Commercial Use of property is prohibited.

3. No pig, chicken or goat farms allowed. FFA/4-H projects are acceptable. Horses are allowed at the rate of 1-horse per two acres of pasture.

4. No waste on Property of any kind.

_____	_____
Seller Date	Buyer Date
_____	_____
Seller Date	Buyer Date
_____	_____
Seller Date	Buyer Date
_____	_____
Seller Date	Buyer Date