

FM 149 Property Commercial Restrictions

For purposes of these Restrictions, the Property shall be considered the acres situated in Grimes County, Texas as shown on Exhibit A attached. Grantor does hereby acknowledge, declare and adopt the following restrictions, to protect the owners of portions of the Property (hereinafter called the "Property") against such use as will depreciate the value of their Property.

The Restrictions are set forth below and hereby impressed on the Property and shall run with the land through December 31, 2041

1. The Property is to be used as recreational, agricultural, residential and/or light industrial (i.e. restaurant, RV park, storage units, general contractors). Manufactured, and/or mobile homes are not allowed. All buildings must be maintained in good appearance at all times. *N.P.*

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2. No portion of the Property may be used for the following uses:

- Any use that is unlawful or that is offensive by reason of odor, gas, fumes, dust, smoke, noise, pollution or vibration or that otherwise constitutes a nuisance or is hazardous by reason of excessive danger of fire or explosion;
- Dumping, disposal, incineration, or reduction of garbage, sewage, dead animals, or refuse; Burning of trash is allowed in compliance with Grimes County.
- Smelting of iron, tin, zinc or other ores refining of petroleum or its products;
- Storage in bulk of used materials, a junkyard, a scrap metal yard, or auto salvage yard;
- Industries, including, without limitation, heavy manufacturing, fabrication facilities and testing facilities;
- An adult bookstore or other establishment selling, renting or exhibiting pornographic materials or any sexually oriented business.
- Commercial chicken houses, hog farms, or feed lots.

Nancy Perry

Marquita Adrian Peck
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Roy Maxwell Peck
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Delman Gober

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Dennis Scott Dow

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Flora Dow

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