176/748

RESTRICTIVE COVENANTS

FOR

16331

RIO HONDO RANCH

THE STATE OF TEXAS)
)
COUNTY OF BANDERA)

KNOW ALL MEN BY THESE PRESENTS:

THAT, RIO HONDO RANCH, INC., hereinafter referred to as Developer, of Kingsland, Llano County, Texas, the owner and developer of RIO HONDO RANCH, a subdivision of Bandera County, Texas, as shown by the map or plat of said subdivision, recorded in the Plat Records of Bandera County, Texas, does hereby make and declare the following restrictive covenants:

1. Septic tanks are required to be used for sewage disposal and any other sewage disposal system such as but not limited to an outside toilet, privy, or cesspool are expressly prohibited.
2. No motor powered boats or other floating vessels shall be operated on any body of water situated within said subdivision.
3. No swine shall be raised, bred, or kept on any tract within said subdivision for commercial purposes.

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.

The Developer, or any owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictive covenants herein imposed. Failure to enforce any restrictive covenant contained herein shall in no event be deemed a waiver of the right to do so thereafter.

These restrictive covenants shall run with and bind the land and shall inure to the benefit of any owner of any lot subject to these restrictive covenants and their heirs, successors, assigns, and legal representatives.

EXECUTED by the said Developer this 2 day of Sept 1977.

RIO HONDO RANCH, INC.

ATTEST: [signature] By: [signature]

M. F. WRIGHT, VICE-PRESIDENT

(Corporate acknowledgment)

THE STATE OF TEXAS §
§
COUNTY OF Bandera §

Before me, the undersigned authority, on this day personally appeared M. F. WRIGHT, VICE-PRESIDENT of RIO HONDO RANCH, INC. a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the 2nd day of Sept. 1977

Notary Public in and for Bandera County, Texas.

STATE OF TEXAS

County of Bandera

I, OLGA SCHMIDT, Clerk of the County Court of Said County do hereby certify that the foregoing INSTRUMENT OF WRITING, dated on the 2 day of Sept A.D. 19 77 with its certificate of authentication was filed for record in my office the 13 day of Sept A.D. 19 77 at 8:25 o'clock AS M. and duly recorded the 13 day of Sept A.D. 19 77 at 11:25 o'clock A M., in the Deed Records of Said County in Volume 176 on Pages 748-749

WITNESS MY HAND AND SEAL of the County Court of said County of BANDERA the day and year last above written.

OLGA SCHMIDT

Clerk County Court, Bandera County, Texas.

By Olga Schmidt Deputy