

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

BUFFALO HEIGHTS, SECTION TWELVE A, TOM GREEN COUNTY, TEXAS

THIS DECLARATION made this ____ day of February, 2019, *but effective as of January 1, 2019*, by PETRA FIRMA DEVELOPMENT GROUP, INC., a Texas corporation ("Developer");

WITNESSETH:

- A. Developer is the owner of 29.7 acres of land, to be placed of record as "Buffalo Heights, Section Twelve A", Tom Green County, Texas, in the Plat Records of Tom Green County, Texas;
- B. Developer desires and intends to convey individual Tracts on the property known as "Buffalo Heights, Section Twelve A";
- C. Developer further desires to restrict all property in "Buffalo Heights, Section Twelve A"; together with such additions that may hereafter be made thereto, according to a common plan as to the use and permissible construction so that all Tracts shall be benefitted and each successive owner of all or part of the Tracts shall be benefitted by the preservation of the value and character of the Tracts;

NOW, THEREFORE, Developer declares that the real property within "Buffalo Heights, Section Twelve A"; and such additions thereto as may hereafter be made, shall be held, transferred, sold, conveyed, and occupied subject to the covenants, conditions, restrictions, charges and liens (sometimes referred to as covenants and restrictions) hereinafter set forth:

1. Definitions: The following words when used in this Declaration or any Supplemental Declaration shall have the following meanings:
 - a. "Owner" shall mean and refer to the fee simple title holder of any Tract, whether one or more persons. This does not include any persons or entities who hold an interest in any Tract merely as security for the performance of an obligation.
 - b. "Occupant" shall mean and refer to an equitable interest holder pursuant to a recorded or unrecorded Contract for Deed or recorded or unrecorded Lease Agreement.
 - c. "Tract" shall be defined as any tract, parcel or interest created out of real property as set forth in the Plat of Section Twelve A"; incorporated herewith for all purposes. If Developer is the owner of any property which it desires to add to the concept of this Declaration, it may do so by filing of record a Supplemental Declaration of Covenants, Conditions and Restrictions, which shall extend the concept of the covenants, conditions and restrictions of this Declaration to such property; PROVIDED, HOWEVER, that any additions made pursuant hereto, when made, shall automatically extend the jurisdiction, functions, duties to the properties added.

d. "Developer" shall mean the undersigned and his heirs, successors and assigns.

2. Affirmative and Protective Covenants: Every Tract (all of which Tracts are referred to as the "Property") shall be restricted as follows:

a. All Tracts shall be used for Residential purposes only. No part thereof shall be used for commercial business or manufacturing purposes. No purchaser of a Tract shall be permitted to lay out a road, easement, or other means of ingress or egress across any Tract to provide access to other property without Developer's written approval.

b. Tracts may not be subdivided.

c. No more than one (1) single family residence may be located on any one Tract.

d. All residences erected upon any Tract shall contain the following square footage and roof pitch requirements, exclusive of open porches, breeze ways, carports and garages: 1550 square feet with at least 6-12 roof pitch. (All residences must have a minimum of a two car garage; the first sixty feet (60') of the driveway must be paved with asphalt or concrete. There shall be no outside toilet built or used on the premises except during the initial construction period. Once construction commences, it must be substantially completed within nine (9) months.

e. Any residence shall consist of on-site built homes only and three sides shall be brick, stone, stucco, other masonry or Developer approved material. All homes must be no nearer than 30 feet from the front or rear boundary line of any Tract. All homes must be no nearer than 10 feet from a side boundary line of any Tract. Residences built on corner lots must be built a minimum of 30 feet from the street side boundary line. Distance requirements may be modified by written approval of Developer.

f. Prior to the commencement of any construction, all construction materials, structures, buildings, improvements, fences and driveways, and their placement on the lot shall be approved by the Developer. Any damage caused to the adjoining road during construction shall be repaired by the Tract owner. Thereafter, all buildings and fences shall be kept in good repair, and any paint or other finish shall be maintained in good condition.

g. All driveways connecting to any roadway shall have a drainage culvert of sufficient size to prevent the damming or diversion of water flow.

h. No noxious or offensive activity shall be carried on upon any Tract nor shall anything be done which would reasonably constitute 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 any government or governmental agency having jurisdiction thereof. No junk or wrecking yard shall be located on any Tract. There shall be no use of any Tract as a dump ground for rubbish, abandoned vehicles, unregistered exposed vehicles, garbage, or other waste, or as landfill area. All Tracts must be kept clean and well maintained. The areas around buildings and along the streets must be mowed regularly.

i. All accessory buildings, RV or equipment parking, and fuel tanks, etc., must be located in the rear of any residence and their placement and construction must be approved by the Developer.

j. No camper or recreational vehicle may be occupied overnight on any Tract except for periods of no more than fourteen (14) days out of any period of ninety (90) days. Recreational vehicles housed inside a Developer approved enclosure may be occupied during construction of the residence (not to exceed 9 months).

k. All drainage areas must be maintained in such a way as to allow water to flow freely as engineered to prevent the flooding of properties and structures. Dams may be built on

creeks or natural waterways only if (1) written permission is obtained from the Developer and the owner of the Tract adjacent to such waterway on the opposite side of the waterway; (2) such dam will not be built so as to back water up or inundate the Tract of another owner, unless a written easement is obtained from such other owner; (3) such dam will not cause the flooding of any roadway; and (4) such dam is constructed in accordance with all Federal, State and Tom Green County regulations governing said construction.

1. Concho Valley Electric Co-op is the sole electric provider. Electrical installation in all buildings, commercial or residential, shall be constructed and thereafter maintained in accordance with the National Electric Safety Code. All plumbing installations and septic tanks or other on-site sewage facilities shall be in accordance with the regulations and requirements of the Federal, State and Tom Green County, regulatory authorities, with every such building having plumbing facilities to be connected to a septic tank of adequate size, properly installed, with adequate lateral lines, no line or other appurtenance of which shall be within twenty feet (20') of any boundary line of any Tract without Developer's written approval. Any water wells must meet all Federal, State and Tom Green County regulations.

m. There shall be no discharge of firearms upon any Tract.

n. No excavation of any materials, other than for landscaping of lot, construction of buildings, driveways, etc. will be permitted without Developer's written approval.

o. Any owner may have and use on a tract domestic livestock at the rate of 1 animal unit plus one horse for Tracts of 1 to 4 acres, and 2 animal units plus one horse on Tracts of 4 to 10 acres. An animal unit is considered to be 1 horse 4 goats or sheep or 2 llamas. A cow over 1 year old shall be considered to be 2 animal units. No swine, bison, ostriches, emus etc. shall be kept on any Tract. All animals including household pets must be well cared for and kept confined to owner's property and must not create a nuisance, from noise, odor etc. No more than 3 dogs are allowed on any Tract. Any animals not listed here shall require Developer's written approval.

p. No signs shall be erected on the property or roadway without express permission of Developer.

q. No construction of any improvements or obstructions of any type, except for driveways, shall be allowed in any portion of the ten-foot (10') easement adjoining any roadway. No fencing is allowed within 30' of any front boundary. The developer wishes to keep the perimeter fencing consistent. An approved perimeter fence would be net wire with 2 strands of slick wire on top and would be held up by 6' T posts on 20' centers and every 5th post would be 2 3/8" pipe, 2 wire stays would be placed between each post. Corner posts would be 2 3/8" pipe cemented into place. All wire materials and T posts must be new. Used pipe is acceptable as long as it is in good condition and will hold paint. All pipes must be painted green to match T posts. Any variations from this policy requires written permission of Developer.

r. No radio towers, wind turbines etc. shall be constructed on any Tract without written permission of Developer.

3. Road Maintenance and Home Owner's Association: Owners and occupants of each Tract contiguous to Grey Wolf Lane, shall be subject to mandatory membership in the Buffalo Heights, Section Twelve A Road Maintenance and Home Owner's Association ("Association") and therefore be bound by its rules and regulations, including the following:

a. The amount of an annual maintenance fund charge shall be an amount fixed by the Association, it being intended that the Association will for each year fix the annual maintenance

fund charge to an amount estimated in good faith by the Association to be required in order that the funds produced thereby will approximate the costs and expenditures of such funds for the purposes hereafter stated. There shall be an Annual Charge of \$75.00 per Tract, commencing as of the date hereof, or when a lot is sold by the Developer, whichever is last, said amount to be paid to the Association. The Annual Charge is due for any portion of a year and will not be pro-rated. In any year after 2019, the Association may increase the amount of the Annual Charge. The road maintenance portion of the maintenance fund charges shall cease for any Tract at such time as the road adjoining said Tract is accepted for maintenance by Tom Green County.

b. The Annual Charge shall be due on the 1st day of January and unless the owner or occupant of any Tract shall pay the Annual Charge by the 20th day of January of each year, the same shall be deemed delinquent and shall bear interest at the maximum legal annual rate until paid.

c. The Annual Charge hereby imposed shall be and remain a first charge against and a continued first vendor's lien against any Tract, and shall run with, bind and burden such land. Provided, however, the lien of any mortgage, mechanic's lien, contract, deed of trust or vendor's lien imposed as a bonafide security for purchase of money, construction loan or improvement loan on the Tract in question shall not be invalidated by the foreclosure of the lien imposed by the Annual Charge.

d. If the owner or occupant of a Tract shall fail to pay the Annual Charge when due, the Association shall have the right to enforce the Vendor's Lien which is hereby imposed, under the laws of the State of Texas, including a foreclosure sale and deficiency decree, subject to the same procedures as in the case of deeds of trust.

e. Such funds received by the Association, shall be used by it solely for the payment of any expenses in maintaining the roads together with landscaping and ancillary drainage and other facilities, if any, within the boundaries of Buffalo Heights Section 12 A and such additions thereto as may hereafter be made.

f. The Developer shall cause the Association to be established, at which time, all members shall become bound by its rules and regulations, and said rules and regulations shall supersede and take the place of this Section 3. The Association shall be entitled to receive any maintenance charge herein specified. The Association may also be responsible for the maintenance of other Tracts made subject to the concept of this Declaration by way of a separate Declaration of Covenants, Conditions and Restrictions.

4. Acceptance of Declaration: By acceptance of a deed, contract for deed, or by acquiring any ownership interest in any Tract included within this Declaration, each person or entity for himself or itself, his heirs, personal representatives, successors, transferees and assigns, binds himself, his heirs, personal representatives, successors, transferees and assigns, to all of the provisions, restrictions, covenants, conditions, rules and regulations now or hereafter imposed by this Declaration and any amendments thereof. In addition, each such person by so doing thereby acknowledges that this Declaration sets forth a general scheme for the improvement and development of the Property.

5. Enforcement and Compliance: The record owner of each Tract whether or not in possession, and each occupant of the Tract, whether or not a record owner, are bound by these Covenants and Restrictions and are jointly and severally responsible for compliance with these Covenants and Restrictions by themselves and the others. The record owner shall fully inform any tenant or other non-owner occupant of these Covenants and Restrictions and of the obligation to comply with them. Each owner and occupant waives notice of non-compliance with these

Covenants and Restrictions. If any owner or occupant fails to abide by these Covenants and Restrictions, any other owner, occupant or the Developer of any Tract may initiate a suit or other proceeding at law or in equity to enforce these Covenants and Restrictions and seek other damages or any other legal remedy, including injunctive relief to prevent construction, to remove improvements, or otherwise to compel compliance. Any such party who prevails in any such suit shall be entitled to recover from the owner or occupant found in breach of these Covenants and Restrictions, all reasonable attorney fees and litigation expenses incurred in connection with the suit. Any failure or delay to enforce any covenant or restriction shall not be deemed a waiver nor result in an estoppel of any prior or subsequent violation of any such covenant or restriction. Violation of any covenant or restriction shall not, however, bring about a forfeiture of title to any such Tract under violation. Any proceeding in law or in equity to enforce this Declaration shall be brought in Tom Green County, Texas.

6. Owner's Right to Amend: These Covenants and Restrictions may be amended at any time by means of a written, recorded amendment signed by the Owners of no less than seventy percent (70%) of the Tracts with one vote per Tract, except Developer shall have three (3) votes per tract. For the purposes of this paragraph, the Developer shall be considered the Owner of all Tracts where record title is held by Developer.

7. Duration: These Covenants and Restrictions shall be effective for a term of twenty-five (25) years from the date of record of the same. These Covenants and Restrictions shall continue in effect thereafter for successive ten (10) year term unless, after the initial term of twenty-five (25) years, they are abrogated or set aside by the Owners of a majority of the Tracts.

8. Severability: Invalidation of any one of these covenants and restrictions by judgment or by court order shall in no wise affect any of the other covenants or provisions, each and all of which shall remain in force and effect.

9. Headings: The headings contained in this Declaration are for reference purposes only and shall not in any way affect the meaning or interpretation of this Declaration.

10. Delegation and Assignment of Authority: Developer may at any time appoint a committee of one or more persons to exercise any or all of discretionary rights and powers reserved herein reserved by and to Developer. Developer may assign to any person or entity any or all rights, powers, reservations, easements, and privileges herein reserved by and to Developer. Any such assignee shall have the right to assign.

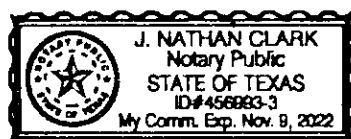
PETRA FIRMA DEVELOPMENT GROUP, INC.,

By: DAVID JENSEN
Title: President

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THE STATE OF TEXAS
COUNTY OF TOM GREEN

This instrument was acknowledged before me, the undersigned authority, on this 12th day of February, 2019, by DAVID JENSEN, President of PETRA FIRMA DEVELOPMENT GROUP, INC., on behalf of the entity.



Notary Public, State of Texas

**FIELD NOTES
FOR
BUFFALO HEIGHTS
SECTION TWELVE-A**

29.700 Acres

September 5, 2018
18-S-0012

Being an area of 29.700 acres of land comprised of 13.575 acres out of that certain 115.41 acre tract recorded in Instrument No. 201503582, Friedrich Rausch Survey 202, Abstract No. 2136, 4.066 acres being all of Tract 280, 5.980 acres being all of Tract 290, 5.227 acres being all of Tract 293, Buffalo Heights Addition, Section Seven, as recorded in Cabinet G, Slide 223, Plat Records of Tom Green County, Texas and 0.852 acre out of 1070.18 acre tract recorded in Instrument No. 614110, Official Public Records of Real Property of Tom Green County, Texas and said 29.700 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod found for the west corner of this tract and said Tract 293 and being in the southeast line of a certain 84.832 acre tract described and recorded in Instrument No. 201614717, Official Public Records of Tom Green County, Texas;

Thence with the northwest line of this tract and said Tract 293 and Tract 290 and the southeast line of said 84.832 acre tract, N. 61° 13' 04" E. 797.98 feet to a ½" iron rod found for the north corner of said Tract 293 and the east or southeast corner of said 84.832 acre tract and being in the southwest line of said 115.41 acre tract;

Thence continuing with the northwest line of this tract and across said 115.41 acre tract, N. 56° 43' 43" E. 578.81 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the north corner of this tract in the northeast line of said 115.41 acre tract and the southwest right-of-way line of F. M. Highway 2288 and from which a concrete right-of-way marker found bears N. 24° 36' 35" W. 362.27 feet;

Thence with the northeast line of this tract and said 115.41 acre tract and the southwest line of said F. M. Highway 2288, S. 24° 36' 35" E. 114.75 feet to a concrete right-of-way marker found for the beginning of a curve to the left;

Thence with said curve to the left, having a radius of 1492.96 feet, central angle for this part traversed of 40° 26' 40", arc length of 1053.86 feet and whose long chord bears S. 44° 55' 19" E. 1032.12 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the east corner of this tract from which a concrete right-of-way monument found bears S. 65° 40' 07" E. 27.34 feet;

Thence with the southeast line of this tract, S. 56° 41' 52" W. at 622.84 feet pass a ½" iron rod found, in all a total distance of 1251.48 feet to a ½" iron rod found for the south corner of said Tract 280;

Thence with the southwest line of said Tract 280, N. 33° 16' 17" W. 20.00 feet to a ½" iron rod

found for an ell corner of said Tract 280 and a south corner of a 30' Drainage Easement out of said Section Seven;

Thence with the southeast line of said Drainage Easement and a line of said Tract 280, N. 56° 43' 43" E. 264.00 feet to a ½" iron rod found for the east corner of said Drainage Easement and a reentrant corner of this tract;

Thence with the northeast line of said Drainage Easement and Tracts 282, 284, 286, and 288 of said Section Seven, N. 33° 16' 17" W. 500.00 feet to a ½" iron rod found for the north corner of said Tract 288 and an ell corner of this tract;

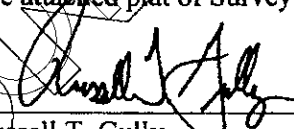
Thence with the northwest line of said Tract 288, S. 56° 43' 43" W. 244.03 feet to a ½" iron rod found for a west corner of said Tract 288 and being in the northerly line of Elk Run and the beginning of a curve to the left;

Thence with said northerly line of said Elk Run and with said curve to the left, having a radius of 50.00 feet, central angle of 238° 26' 01", arc length of 208.07 feet and whose long chord bears S. 53° 26' 40" W. 87.28 feet to a ½" iron rod found for the end of this curve and a north corner of certain Tract 289 of said Section Seven;

Thence with the northwest line of said Tract 289, S. 56° 43' 43" W. 246.83 feet to a ½" iron rod with cap found for the southerly corner of this tract and the west corner of said Tract 289;

Thence with the southwest line of this tract, N. 33° 16' 17" W. 672.43 feet to the place of beginning and containing an area of 29.700 acres of land.

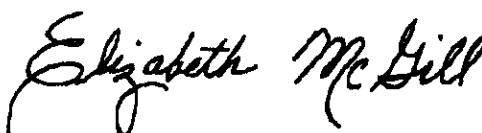
See attached plat of Survey.


 Russell T. Gully
 Registered Professional Land Surveyor No. 5636
 SKG Engineering, LLC
 Firm No. 10102400



CERTIFIED FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS





Elizabeth McGill County Clerk
 Tom Green County, Texas
 02/15/2019 03:24 PM
 Fee: \$50.00
 201901834 RS