

**Council Creek South
Deed Restrictions
Established 1965**

1. The premises herein conveyed shall be used only for lodge or home site and not for any business or commercial purposes. No trailer houses. No old houses moved in.
2. All improvements such as a lodge, home or fence to be constructed shall be approved by a Council Creek Properties, Inc. Building and Planning Commission composed of officers of Council Creek Properties, Inc., or its agent or representative, as to design, size, construction, location on the property, and buyer agrees to abide by set-backs from front, rear, and side property lines.
3. No lodge or residence constructed on this lot or lots in Residence Zone shall have a living area of less than 800 square feet, waterfront lots; 600 square feet, back lots, unless a special permit in writing is granted by above Planning Commission.
4. Any lodge or residence constructed on this lot shall have a three piece bathroom minimum, and may have a lavatory, commode, and shower stall with approved septic tank and drain field. The kitchen shall have a minimum of one kitchen sink. No outside toilet permitted. All septic tanks must be approved by LCRA.
5. No livestock such as cattle, goats, pigs, etc. shall be allowed in premises; only household pets such as dogs, cats, etc.
6. The owner guarantees that all taxes are paid for the year _____ and before. All taxes for the year of _____ and future years to be paid by buyer.
7. An assessment of \$20 per lot per year shall run against each lot in said subdivision for the maintenance of the park, roads, street, swimming pool, and beach areas. Such assessment shall be and it hereby secured by a lien on each lot respectively and shall be payable to Grantor in Austin, Texas on the 1st day of January of each year, commencing January 1, 19____, or to such other persons, firms, corporation or association as Grantor may designate by instrument filed of record in the office of the County Clerk of Burnet County, Texas. In cases where one owner owns more than one (1) lot, there will be only one (1) assessment for such owner. Provided, however, that if such an owner should sell one or more of his lots to a party who theretofore did not own property in Council Creek South, then said lot or lots so transferred shall thereafter be subject to the lien provided for in Covenant 7.

Such covenants, conditions and restrictions shall be binding upon and to be observed by the Buyer herein, as well as the heirs and assigns of Buyer, and are to run in favor of and be enforceable by any person who owns property in Council Creek South. These covenants, conditions and restrictions are to run with the land and shall be binding for a period of twenty-five (25) years from the date of this deed, and shall continue thereafter in force for an additional period of twenty-five (25) years unless at least sixty (60) days prior to the expiration of the first twenty-five year period, owners of at least 75% of the lots in said Council Creek South shall agree in writing and file for record in the Deed Records of Burnet County, Texas, to discontinue said restrictions, in which event said restrictions shall terminate at the end of the first twenty-five (25) year period.