

02-1768

COVENANTS AND RESTRICTIONS FOR  
LLANO CROSSING, A SUBDIVISION IN LLANO COUNTY, TEXAS

Llano River Partners, Ltd., hereinafter called "declarant" is the owner in fee simple of certain real property located in Llano County, Texas, and known by official plat designation as Llano Crossing as per the map or plat recorded in Volume 13, Page 54 of the Plat Records of Llano County, Texas.

For the purpose of enhancing and protecting the value, attractiveness and desirability of the tracts constituting such subdivision, declarant hereby declares that all of the tracts in said subdivision shall be held, sold and conveyed only subject to the following covenants, conditions, and restrictions, which shall constitute covenants running with the land and shall be binding on all parties having any right, title or interest in the above described property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

**Section 1. Minimum Tract Area.** No tract of Llano Crossing may be subdivided.

**Section 2. Storage and Disposal of Garbage and Refuse.** No Tract shall be used or maintained as a dumping ground for rubbish or trash. Trash, garbage or other waste materials shall not be kept except in sanitary containers constructed of metal, plastic or masonry materials with sanitary lids or covers. All equipment for the storage or disposal of such waste materials shall be kept in clean and sanitary condition. The incineration of garbage or trash on any Tract in this Subdivision is expressly prohibited.

**Section 3. Storage of Building Materials.** No Tract shall be used for the open storage of any building materials whatsoever, which storage is visible from a road or another Tract, except that any new building materials used in the construction of improvements which are stored upon such Tract at any time during construction may be maintained thereon for a reasonable time, so long as the construction progresses without undue delay, until the completion of the improvements, after which these materials shall either be removed from the Tract or stored in a suitable enclosure.

**Section 4. Hunting.** Hunting of animals and birds shall not be allowed on any tract. No rifle or handgun of any kind is to be discharged with the exception of 22 caliber using rat shot or a shotgun to be used to control varmints and predators. Prolonged or consistent discharge of firearms shall not be allowed on any tract. Any use of firearms, whatsoever, shall be by the Owner of the Tract only, or the bonafide appointed caretaker designated by the owner. No firearms shall be discharged on the tracts other than for the purpose of the protection of the health, safety or welfare of an individual or in the protection of the health, safety or welfare of an individual's property or in the control of varmints or predators. At times of discharge of firearms, due regard shall be given to the personal safety of the owners of neighboring lots and shall be done in such a manner as not to pose a hazard or a nuisance to other property owners.

