

AMENDED DECLARATION OF EASEMENTS, RESTRICTIONS, AND RESERVATIONS  
FOR THE WILLOWS SUBDIVISION  
Effective October 2019

The following easements, restrictions and reservations which are enforceable by all lot owners and Lessees in the Willows Subdivision Sections A, B, and C, Burnet County, Texas affect all of said lots:

I. All lots in said subdivision shall be used exclusively for residential purposes. Neither all nor part of Residence may be rented short-term or used as a vacation rental or transient housing of any kind. Short-term shall be defined as less than 90 days of occupancy by the same individual or individuals, with or without a written lease, license, or rental agreement directly with the owner of the property.

II. No building other than a single family residence containing not less than 1,400 square feet on waterfront lots, or 1,200 square feet on non-waterfront lots, exclusive of open porches, breezeways, carports and garages, shall be erected or constructed on any lot in said subdivision. No more than one residence may be erected or constructed on any lot in said subdivision. No mobile home or structure of any kind may be moved onto any lot. Any residence or other improvement is to be completed within one (1) year of the time its construction is begun, failing which any person owning real property situated in said subdivision, may (1) complete the residence or other improvements at the owner's expense to be secured by a lien against the premises, or (2) obtain injunctive relief requiring removal from premises of the incomplete residence, or other improvements, or (3) maintain and have an action for damages sustained.

III. No building or structure shall be occupied or used until the exterior thereof is completely finished with not less than two coats of paint. Outside wall area of the house to have a minimum of seventy-five (75) percent masonry construction consisting of brick, ledgerstone, field stone, concrete blocks or native types of stone veneer. All buildings, other than residence, shall be constructed and maintained in such a manner that they shall be neat and orderly in appearance and shall not detract from the appearance of the neighborhood.

IV. No outside toilets shall be installed or maintained on any premises and all plumbing shall be connected with a sanitary sewer or septic tank approved by the State and Local Department of Health. All septic tanks, drain fields, and sewer systems shall be maintained and if necessary, modified, so as to comply with any future requirements of the State and Local Department of Health.

V. Campers, travel trailers, motor homes, boat trailers or other recreational vehicles may be stored or kept on the premises only if garaged or screened from public view.

VI. No improvements shall be erected or constructed within six (6) feet of said property lines, save a fence or retaining wall, which fence or wall shall be neat in appearance.

VII. There shall be no hunting in this subdivision.

VIII. All lots are subject to the easements and reservations contained in plats of The Willows Subdivision, a subdivision in Burnet County, Texas; which plats are recorded in Vol. 2 Page 44; Vol. 2 Page 96; of the Plat Records of Burnet County, Texas; and subject to these easements, restrictions and reservations which are recorded in the Deed Records of Burnet County, Texas. Attention is here called to the easements shown on said plats, including, but not limited to, a six (6) foot easement over and across the sides, front and backs of each and all lots in the subdivision for the purpose of installing and servicing public utilities, telephone and water lines. There is reserved to The Willows Subdivision, its successors and assigns, the right to cross the streets or to run on said streets shown on the said plat for the purpose of installing and servicing public utilities, telephone and water lines; however, Seller is not in any way obligated to install any utilities. Subdivision is only responsible for installing water mains.

IX. No animals or pets are to be kept on the subdivision lots except domestic house pets.

X. If the Buyer, or his assigns, shall violate any of the covenants herein contained, it shall be lawful for any other person or persons owning real estate situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either prevent him or them from doing such, or to recover damages for such violations.

XI. This lot or lots are sold subject to the easement from Emory, Peck and Rockwood Development Company to Cassie A. Friedsam, dated August 14, 1930 and recorded in Volume 79, Page 40-42 of the Deed Records of Burnet County, Texas; and easement from Emory, Peck and Rockwood Development Company to Cassie A. Friedsam, dated August 14, 1930 and recorded in Volume 79, Pages 45-50 of the Deed Records of Burnet County, Texas.

XII. The restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring property in said subdivision whether by descent, devise, purchase or otherwise, and any person by the acceptance of title to any lot of this subdivision shall thereby agree and covenant to abide by and fully perform the restrictions and covenants. Per Texas Property Code §209.0041, a vote of sixty-seven percent (67%) majority of the owners of the lots in said subdivision (each lot having one vote) may amend these restrictions at any time, such amended restrictions to be filed in the office of the County Clerk, Burnet County, Texas.