



WESTWOOD HILLS ANCIENT OAKS

PROPERTY OWNERS' ASSOCIATION

Amended Declaration of COVENANT of RESTRICTIONS Amended - September 28th, 2022

Westwood Hills Ancient Oaks Property Owners' Association herein after will be referred to as Westwood Hills Ancient Oaks POA.

The following covenant of restrictions shall be binding upon each property owner and his/her successors in title and are for the benefit of all the property owners in the "Westwood Hills Ancient Oaks POA", a Texas nonprofit homeowner association.

- A.** Neither swine nor turkeys shall be kept on any owner's tract. Other livestock, pets and poultry shall be permitted provided said livestock are always kept within the boundaries of the owner's tract, and provided they are not a nuisance to other property Owners by smell, sight, sound or otherwise. Commercial feeding operations and commercial breeding of animals shall be prohibited with the following exceptions:
1. Agricultural animals used for grazing said property while simultaneously raising young (e.g. cow/calf operation) for sale in the customary and ordinary course and in reasonable numbers shall be allowed.
 2. Breeding domestic animals shall be allowed.
 3. Yearly FFA, 4-H, and similar, supervised projects for students shall be allowed.
- B.** The premises herein conveyed shall be used only for home sites of single-family dwellings, not for any retail or commercial business that would have a sign, door front or in any way create client traffic, nor shall any tract be used for a junk/scrap yard business.

WESTWOOD HILLS ANCIENT OAKS

- C. All residences in the POA shall be a single-family site-built construction. Manufactured homes, motorhome, RV's of any type, a portable building intended to be used as a residence, or a home moved in from another location, or other non-site-built residences are not allowed. Guests of a POA member may park their motorhome or travel trailer on the member's property and occupy said motorhome or travel trailer for a period not to exceed four (4) weeks.
- D. Any new two-bedroom single family residence constructed shall contain at least 1,000 sq. ft. of heated/cooled living area; any new three-bedroom single family residence constructed shall contain at least 1,200 sq. ft. of heated/cooled living area. Additional buildings for guests or family are permitted and shall contain at least 400 sq. ft. of heated/cooled living area. Said residence(s), buildings or improvements except fences shall be at least 25 feet from any road or property line within the subdivision. No building slab or foundation, fence, water well, septic system or structure shall be erected or constructed on any tract until the building plans, specifications or plot plans and exterior design have first been submitted and approved by the Architectural Review Committee.
- E. During construction of a new single-family home or remodeling of an existing home, temporary use of a camper/trailer/motorhome by the owner's immediate family shall be permitted only for a period not to exceed nine (9) months. Placement of a camper/trailer/motorhome shall not detract from the appearance of the property or be a nuisance to other property owners.
- F. Owners shall maintain their property including ditches in a clean and orderly condition at all times which includes all weeds and grasses to be mowed, shrubbery and trees to be trimmed and residue to be removed. Property which is not mowed or cleared of debris, for safety and appearance of the neighborhood, will be in violation of this restriction and a fine may be assessed.

WESTWOOD HILLS ANCIENT OAKS

- G. All residences permitted hereunder must be served by a septic system meeting the requirements of and approved by the State of Texas and/or Burnet County and/or any other controlling governmental agency.
- H. Trash, garbage or other waste material shall be kept in sanitary containers and disposed of weekly. No open trash pits shall be permitted. Material of any kind stored on said property shall be arranged in an orderly manner and shall be allowed only so long as the POA Board of Directors deems such storage is not a nuisance to other property owners and does not detract from the appearance of the property. The POA's controlled burning policy is the same as Burnet County.
- I. Vehicles which do not have current registration shall not be kept on a tract over 60 days, unless such vehicle is kept in a closed garage or in an area not visible by other property owners.
- J. Speed limit in all parts of the POA shall be 30 m.p.h. unless otherwise posted.
- K. In consideration of the safety of all property owners and the general public, no hunting within the subdivision with a firearm, bow, BB gun, or pellet gun shall be permitted. This does not prohibit an Owner from protecting his property, livestock or animals.
- L. The property may be subdivided by the owner or his/her successors only if such division does not cause any tract to be smaller than 1¼ acres in size. The subdividing of the property must be approved by the POA Board, approved by Burnet County and/or applicable agencies or authorities, and subdivided in accordance with all state, local, and federal laws.
- M. The Board of Directors will enforce restrictions and carry out duties to be in the best interest of the POA. The Board of Directors may from time to time recommend to the eligible voting members deletions or additions to these restrictions through amendments for the membership's approval. Such alterations, amendments or deletions of any of the restrictions herein will be effective and binding when filed in the Deed Records of Burnet

WESTWOOD HILLS ANCIENT OAKS

County, Texas, and any such amendments shall be filed within 10 days of membership approval in accordance with all applicable laws.

- N.** Each property owner shall install adequate drainage along the roadway entrance to the property thereby allowing water to properly drain and preventing the ditch lines from being blocked. No owner shall block, dam, or otherwise obstruct the flow of the surface water drainage as to cause such water to back up onto the property of another owner or as to restrict the use or enjoyment of any other property owner.
- O.** There is reserved to the POA a ten (10) foot easement over and across the sides and backs of each and all property in said Westwood Hills Ancient Oaks Subdivision for the purpose of installing and servicing all utilities and communication.
- P.** The POA reserves the right to assess each property owner a yearly amount approved annually by the POA membership for the maintenance of roads in Westwood Hills Ancient Oaks Subdivision and POA operating expenses.
- Q.** Enforcement of any restrictions may be by suit on behalf of the POA by the Board of Directors against any person or corporation violating or about to violate any of these restrictions. If enforcement actions are instituted, and the enforcing party prevails, then the non-prevailing party agrees to pay all court costs and reasonable attorney's fees incurred as the result of a violation of these deed covenants.
- R.** Property owners that violate any of the restrictions of the Westwood Hills Ancient Oaks POA will be notified in writing and will be given (30) thirty days to respond. If owner is not in compliance within the (30) thirty-day time period, further action will be taken in accordance with all applicable Texas law.

WESTWOOD HILLS ANCIENT OAKS

S. Any deviation from the location, setback, size or similar requirements for a use permitted under this Declaration of Covenant of Restrictions shall require a variance approved by the Architectural Review Committee and issued by the POA Board of Directors according to procedures adopted by the Board of Directors, approved by the membership, and posted on the POA website.

T. No commercial communication towers of any size will be permitted within the subdivision. This restriction does not apply to communication towers for property owner's personal use.

Westwood Hills Ancient Oaks POA:

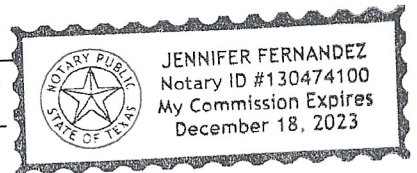
President [Signature]
Vice President [Signature]
Secretary/Treasurer [Signature]

This instrument was acknowledged before me the 29th day of September 2022, by J. Don McAlpin in the capacity of secretary/ of Treasurer Westwood Hills Ancient Oaks POA, Marble Falls, Texas

Notary Public, State of Texas

My commission expires

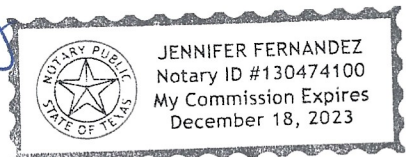
[Signature]
12/18/2023



WESTWOOD HILLS ANCIENT OAKS

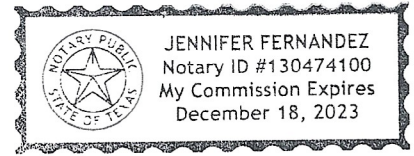
This instrument was acknowledged before me the 29th day of September 2022, by Stacey Duane Nobles in the capacity of Vice President of Westwood Hills Ancient Oaks POA, Marble Falls, Texas

Notary Public, State of Texas Jennifer Fernandez
My commission expires 12/18/2023



This instrument was acknowledged before me the 30th day of September 2022, by Gurnie Nathaniel Barfield of Westwood Hills Ancient Oaks POA, Marble Falls, Texas in the capacity of President

Notary Public, State of Texas Jennifer Fernandez
My commission expires 12/18/2023



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Janet Parker

Janet Parker, County Clerk

Burnet County Texas

9/30/2022 2:17:29 PM

FEE: \$46.00

202214228

RES