

**DECLARATION OF RESTRICTIONS
OF
DAWSON RANCH, PHASE II, SECTION I
A SUBDIVISION IN
BELL COUNTY, TEXAS**

CAROTHERS-DUSEK DEVELOPMENT, L.L.C., referred to as "DECLARANT", declares that the land described below is owned by DECLARANT and is held and will be conveyed subject to the covenants, conditions and other restrictions set forth in this instrument:

17.076 acres situated in the CHRISTOPHER CRUISE SURVEY, ABSTRACT NO. 166 in Bell County, Texas, being more particularly described by metes and bounds in Exhibit "A", attached hereto, which property is known as DAWSON RANCH, PHASE II, SECTION I, a subdivision in Bell County, Texas.

Purpose of Restrictions

The purpose of these restrictions is to prevent the impairment of the value of the property and to maintain the desired character of the property, and thereby to secure to each owner the full benefit of and enjoyment of his or her property, with no greater restriction on the free and undisturbed use of his or her site than is necessary to insure the same advantages to the other surrounding owners.

NOW, THEREFORE, it is hereby declared that all of the property described above shall be held, sold, and conveyed subject to the restrictions covenants and conditions as set forth for Regatta Oaks and Dawson Ranch as recorded at Volume 5613, Page 216 of the Official Public Records of Real Property of Bell County, Texas, except that Article II, entitled "Definitions" Section 2.6 and 2.10 shall be replaced as follows:

Section 2.6. "Declarant" shall mean and refer to CAROTHERS-DUSEK DEVELOPMENT, L.L.C.; its successor and assigns, who are designated as such in writing by Declarant, and who consent in writing to assume the duties and obligations of the Declarant with respect to the Lots acquired by such successor or assigns.

Section 2.10. "Plat" shall mean and refer to the plat of DAWSON RANCH, SECTION II, PHASE I, a subdivision in Bell County, Texas, according to the plat of record in Cabinet _____, Slide _____ of the Plat Records of Bell County, Texas, and the plat of other Properties made subject to this Declaration.

DECLARANT FURTHER DECLARES that the property described above and all additional properties made subject hereto is and will be held, transferred, sold, conveyed, occupied and enjoyed subject to the following additional covenants, conditions and restrictions:

1. No construction of improvements or other action shall be taken on any lot in the subdivision which shall result in the increase in volume or concentration of surface water flow from a lot onto any other property or lot.
2. It is acknowledged and understood that the City of Belton, Texas has no authority to regulate or enforce the restrictions, and that any enforcement shall be by Regatta Oaks/Dawson Ranch Homeowners Association, Inc. or by any owner of property in the subdivision.
3. No part of the finished floor of a residential structure in the Subdivision shall be less than six inches (6") higher than the adjacent finished grade, and a positive surface drainage shall be maintained at all times around the perimeter of a residential structure.

IN TESTIMONY WHEREOF, CAROTHERS-DUSEK DEVELOPMENT, LLC has caused this Declaration of Restrictions to be executed this 18th day of November, 2011.

CAROTHERS DUSEK DEVELOPMENT, LLC

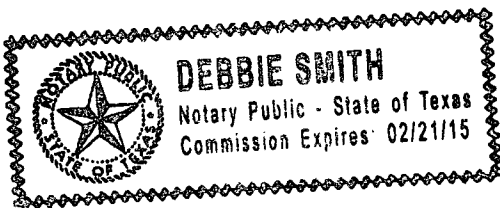
BY:


JASON T. CAROTHERS, PRESIDENT

STATE OF TEXAS §
COUNTY OF BELL §

BEFORE ME, the undersigned authority, on this day, personally appeared JASON T. CAROTHERS, PRESIDENT of CAROTHERS-DUSEK DEVELOPMENT, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

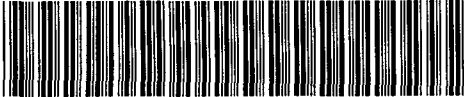
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 18th day of November, 2011.




NOTARY PUBLIC, STATE OF TEXAS

2

Bell County
Shelley Coston
County Clerk
Belton, Texas 76513



70 2012 00002628

Instrument Number: 2012-00002628

Recorded On: January 20, 2012

As
Recordings

Parties: CAROTHERS DUSEK DEVELOPMENT LLC

Billable Pages: 2

To DAWSON RANCH PHASE II SECTION I

Number of Pages: 3

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Recordings	15.00
Total Recording:	15.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2012-00002628
Receipt Number: 125260
Recorded Date/Time: January 20, 2012 03:36:28P

Record and Return To:

CITY OF BELTON
PO BOX 120
BELTON TX 76513

User / Station: G Gomez - Cash Station 1



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk