

Exhibit "B"

LAND USE RESTRICTIONS

THE STATE OF TEXAS §

THE COUNTY OF BRAZORIA §

The undersigned, hereinafter called "GRANTOR";, being the owner of all of the land set out in Exhibit "A" attached.

1. These covenants are to run with the land and shall be binding upon all the parties and all persons claiming under them until January 1, 2015, at which time said covenants shall be automatically extended for successive periods of TEN (10) years, provided that at the time for any renewal, a majority of the then owners of such tracts may amend, change or remove these covenants by such action. If the parties hereto, their heirs, successors and assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for the undersigned, it's heirs successors or assigns, or the Property Owners Association (to be formed), to enter and abate such violations without liability, and any other persons owning any real property situated in said subdivision shall have the right to prosecute any proceeding at law or equity against any person violating or attempting to violate such restrictions and either to prevent them from continuing such violation to be removed, or to recover damages.
2. The violation of any restriction or covenant herein shall not operate to invalidate any mortgage, deed of trust or other lien, acquired and held in good faith against said property or any part thereof, but such liens may be enforced against any and all property covered thereby, subject nevertheless to these restrictions.
3. If any restriction or covenant herein shall be invalid or for any reason is not enforced, none of the others shall be affected or impaired thereby but shall remain in full force and effect.
4. Only one residence, constructed as herein described, shall occupy any individual tract of land.
5. Either frame or brick construction is permitted and all residences shall be placed or built upon a concrete slab or concrete blocks with approved pier and beam foundation with a minimum of 24 inches of crawlspace, or if of slab construction, the top of slab must be of an elevation to meet County Engineers' requirements.
6. No buildings shall be erected, placed, altered, or permitted to remain on any tract other than a single family residence, garage, barn and shop building.
7. Any house or structure must be completed according to approved plans and specifications within one (1) year after the beginning of construction, or within such additional times as may be approved in writing by Grantor, it's successors or assigns, or the Property Owners Association (to be formed), and no partially completed house or other structure shall be permitted to remain on said property beyond such period of time.
8. Any commercial use of any tract must be approved in writing by Grantor or his nominee, or the Property Owners Association (to be formed).
9. No building or residence shall be located closer than one hundred fifty (150) feet to the front and not closer than fifty (50) feet from the rear property line and twenty (20) feet from the side property lines, on any tract unless approved in writing by Grantor, his nominee or assigns or the Property Owners Association (to be formed).
10. All driveways and areas for parking shall be of concrete, asphalt or gravel construction, and must be shaped, crowned and ditched prior to placing any topping material on said driveway.
11. The owner of a tract may occupy a mobile home with written permission from Grantor, his assigns or nominees or the Property Owners Association (to be formed), obtained prior to the placement of said mobile home on a tract with the following requirements and restrictions:
 - A. Mobile home placement must have written approval of Grantor or the Property Owners Association (to be formed) prior to the placement on the property.

- B. All mobile homes shall contain a minimum of 840 square feet of living area, and shall not be older than five (5) years old.
- C. All mobile homes shall be of good repair and attractive design and appearance, and must have been built by a commercial manufacturer, and shall meet the building, electrical, wiring, health and safety requirements of the National Mobile Home Manufacturers Association.
- D. Prior to occupancy, all mobile homes must be properly blocked with blocks of solid construction, or with steel stands on solid concrete blocks, and anchored.
- E. All porches and steps must be approved in writing by Grantor or the Property Owners Association (to be formed).
- F. All mobile homes shall be underskirted with acceptable materials and properly anchored, both box frame, within ten (10) days after said mobile home has been moved onto the property.
- G. All out building must be approved in writing by Grantor or the Property Owners Association (to be formed).
- H. No fence shall be constructed nearer than thirty-five (35) feet from the front stakes of said property.
- I. A porch constructed of treated lumber shall be built and installed at front entrance on or before ten (10) days from the date the mobile home is moved onto the property.
12. All add-on construction or room additions are to be approved by Grantor.
13. No tract shall be used or maintained as a dumping ground for rubbish or any other material. Trash, garbage or other waste shall not be kept except in sanitary containers. The owners or occupants of any tract shall at all times keep all weeds and grass thereon cut in a sanitary, healthful, and attractive manner on the North 300 feet of their respective tract, and shall in not event use any tract for storage of material, cars, or vehicles that have current and legal license plates, current inspection stickers, or permit the accumulation of garbage, trash, or rubbish of any kind thereon. In the event of default on the part of the owner or occupants of any tract in observing any of the above requirements, the Grantor, their heirs, successors, or assigns or the Property Owners Association (to be formed) may, without liability to the owner or occupant, trespass or otherwise enter upon said tract, cut or cause to be removed such garbage, trash, rubbish, material, cars, trucks, trailers, equipment, etc., so as to place said tract in a neat, attractive, healthful, and sanitary condition, and may bill either the owner or occupant, as the case may be, for the cost of such work. The owner or occupant agrees to pay such statement immediately upon receipt thereof.
14. Bridges or culverts constructed over property line ditches shall be constructed of concrete or steel pipe, as required by the local municipalities, of a size and quality not less than 12 inches in diameter or such larger dimension as may be required to provide adequate drainage, or as may be required by local municipalities.
15. No building or structure shall be occupied or used until the exterior thereof is completely finished. No basement, tent, shack, garage, barn or other out building erected on any of said tracts shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
16. No outside privies or toilets shall be permitted on any tract. All toilets shall be inside the house and shall be connected to a sewage disposal system or a septic tank prior to occupancy, all at the expense of the owner of the tract. All septic systems shall be constructed and maintained in accordance with the requirements of the Health Departments of all governmental agencies having jurisdiction over this land.
17. No noxious or offensive, unlawful or immoral activity shall be carried on upon any tract, nor shall anything be done thereon which shall become an annoyance or nuisance to the neighborhood.
18. No exotic animals, pigs or hogs, guineas or Peacocks, and exotic animals shall be allowed.
19. Poultry may be kept, not to exceed ten (10) fowl. Horses and cattle may be kept, limited to one (1) per acre. Household pets may be kept, but no more than three (3) of each of dogs and five (5) cats may be kept at any residence except with written permission of Grantee or the Property Owners Association (to be formed). No dogs shall be allowed to roam at will on adjoining tracts.

20. No advertising or sign shall be erected on any tract without written approval of Grantors, its successors or assigns or the Property Owners Association (to be formed), other than name and street number signs, and individual "For Sale" signs.
21. No removal of trees and no excavation of materials for other than landscaping or construction of buildings or driveways will be permitted without written permission of Grantor it's nominee or the Property Owners Association (to be formed).
22. No further subdivision of a tract within the subdivision may be made
23. No boats, trailers, trucks, tractors, or campers shall be parked or placed, except temporarily between any residence and the road, and no mechanical repairs to any vehicle shall take place between said residence and the road.
24. Any clothesline constructed on a tract shall be placed at the rear of the residence, not in the front or sides.
25. IN the event of any foreclosure, Lien Holder, its heirs, successors or assigns, shall acquire all of the rights of Grantor as to the property foreclosed on.

CLERK - TARRANT COUNTY
RECORDS - 1101
100 N. WILSON
AUSTIN, TX 78701

THE STATE OF TEXAS
COUNTY OF BRAZORIA

I, DOLLY BAILEY, Clerk of the County Court in and for Brazoria County, Texas, do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the OFFICIAL RECORD at the time and date as stamped hereon by me.



Dolly Bailey
County Clerk of Brazoria Co., TX

FILED FOR RECORD

96 FEB -1 PM 4:54

Dolly Bailey
COUNTY CLERK
BRAZORIA COUNTY, TEXAS