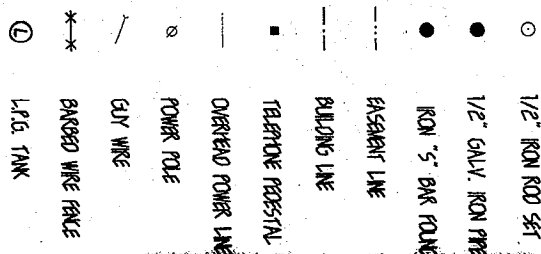


A vertical scale bar with a horizontal line at the top and bottom. The number '0' is at the top, and '40 Feet' is at the bottom. The bar is oriented vertically.



PREPARED BY
A-SURVE
INCORPORATED
19 NORTH MAIN
BETHLEHEM, TEXAS 77410
TELEPHONE NO. (409) 865-0111
PROJECT NO.: 99115A



TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT 113 Crooked Creek Drive
Sheridan, TX 77475-0111

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☐ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?
☐ _____ or ☐ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring		X	
Carbon Monoxide Det.		X	
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal		X	
Emergency Escape Ladder(s)		X	
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.	X		
French Drain	X		
Gas Fixtures	X		
Natural Gas Lines		X	

Item	Y	N	U
Liquid Propane Gas:	X		
-LP Community (Captive)		X	
-LP on Property	X		
Hot Tub		X	
Intercom System		X	
Microwave	X		
Outdoor Grill		X	
Patio/Decking	X		
Plumbing System	X		
Pool		X	
Pool Equipment		X	
Pool Maint. Accessories		X	
Pool Heater		X	

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		X	
Rain Gutters		X	
Range/Stove	X		
Roof/Attic Vents	X		
Sauna		X	
Smoke Detector	X		
Smoke Detector -- Hearing Impaired		X	
Spa		X	
Trash Compactor		X	
TV Antenna		X	
Washer/Dryer Hookup	X		
Window Screens	X		
Public Sewer System		X	

Item	Y	N	U	Additional Information
Central A/C	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Evaporative Coolers		X		number of units: <u>0</u>
Wall/Window AC Units	X			number of units: <u>3</u>
Attic Fan(s)		X		if yes, describe: _____
Central Heat	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>Heat pump</u>
Other Heat	X			if yes, describe: <u>propane</u>
Oven	X			number of ovens: <u>1</u> <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney <u>wood stove</u>	X			<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport	X			<input type="checkbox"/> attached <input checked="" type="checkbox"/> not attached
Garage		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers		X		number of units: _____ number of remotes: _____
Satellite Dish & Controls		X		<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>dish</u>
Security System		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	X			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: _____
Water Softener		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler		X		<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility	X			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 9-01-11

Initialed by: Seller: ME and Buyer: ME

Page 1 of 5

Concerning the Property at _____

Water supply provided by: ☒ city ☐ well ☐ MUD ☐ co-op ☐ unknown ☐ other: _____

Was the Property built before 1978? ☐ yes ☐ no ☒ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: Composition Age: 15 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

☐ yes ☒ no ☐ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>
Located in Floodway		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>
Other Structural Repairs		<input checked="" type="checkbox"/>
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Penetration		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI	<input checked="" type="checkbox"/>	
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

Hamilton pest control comes out every year in January and treats for termites and other undesirable insects

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary): _____

☐ Y ☒ N

☐ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.

☐ ☐ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: Lake Sheridan Home

Manager's name: _____ Phone: _____

Fees or assessments are: \$ 1500 per year and are: ☒ mandatory ☐ voluntary

Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☒ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

Any optional user fees for common facilities charged? ☐ yes ☒ no If yes, describe: Boat ramp picnic area

☐ ☒ Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): Home owners have the right to use the lake, picnic area and roads

Page 3 of 5

Concerning the Property at _____

113 Crooked Creek Drive
Sheridan, TX 77475-0111

Section 6. Seller ☒ has ☐ has not attached a survey of the Property.

Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- ☒ Homestead ☒ Senior Citizen ☐ Disabled
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____

Section 10. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☐ unknown ☐ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller

Printed Name: George Edge

Date

5-13-12

Signature of Seller

Printed Name: Margaret Edge

Date

5-20-12

GE ME

Concerning the Property at _____

113 Crooked Creek Drive
Sheridan, TX 77475-0111

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:

Electric: <u>S.B.E.R.</u>	phone #: _____
Sewer: <u>N/A</u>	phone #: _____
Water: <u>Sheridan water</u>	phone #: _____
Cable: <u>Sat Dish</u>	phone #: _____
Trash: <u>AK trash</u>	phone #: _____
Natural Gas: <u>N/A</u>	phone #: _____
Phone Company: <u>ATT</u>	phone #: _____
Propane: <u>Colorado County Propane</u>	phone #: _____

- (5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer _____	Date _____	Signature of Buyer _____	Date _____
Printed Name: _____		Printed Name: _____	



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT

113 Crooked Creek Drive
Sheridan, TX 77475-0111

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: field lines ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Back of House ☐ Unknown
- (4) Installer: _____ ☐ Unknown
- (5) Approximate Age: 15 years ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? 2011
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☒ Yes ☐ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☒ planning materials ☒ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☒ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TAR-1407) 1-7-04

Initialed for Identification by Buyer ME and Seller ME Page 1 of 2

Texas Star Realty 930 Walnut Street Columbus, TX 78934
Phone: (979)733-8200

Fax: (979)733-9009

Jolyn Goolsby

George & Marga

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Facility

Usage (gal/day)
without water-
saving devices

Usage (gal/day)
with water-
saving devices

Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Signature of Seller George B Edge Date 5-13-12
George Edge

Signature of Seller Margaret Edge Date 5-20-12
Margaret Edge

Receipt acknowledged by:

Signature of Buyer	Date
--------------------	------

Signature of Buyer _____ Date _____



**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
AS REQUIRED BY FEDERAL LAW**

CONCERNING THE PROPERTY AT 113 Crooked Creek Drive Sheridan
(Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):

☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____

☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.

2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):

☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____

☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

☐ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.

☐ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

☐ 1. Buyer has received copies of all information listed above.

☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer Date

George B. Edge

Seller Date

George Edge

Buyer Date

Margaret Edge 5-20-12

Seller Date

Margaret Edge

Other Broker Date

Listing Broker Date

Texas Star Realty

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

RESTRICTIONS

LAKE SHERIDAN ESTATES, Colorado County, Texas according to Map and Plat of said LAKE SHERIDAN ESTATES SUBDIVISION of record in Volume 1, Page 71 of the Map Records of Colorado County, Texas, reference to which is here made for all purposes.

Said land is subject to the building and usage restrictions of record as filed in Volume 333 Pages 211-214 of the Deed Records of Colorado County, Texas, which are as follows:

That we, the owners of the surface of LAKE SHERIDAN ESTATES, a subdivision of 322.25 acres of land, more or less, out of the Ludwig Lindstrand Survey, A-384, and the Wm. Renney Survey A-477, in Colorado County, Texas, as indicated on plat of said LAKE SHERIDAN ESTATES SUBDIVISION, of record in Volume 1, Page 71 of the Map Records of Colorado County, Texas, do hereby declare that all lots in said subdivision shall be and are hereby made subject to the following restrictions, covenants, easements and conditions, as applicable as to such lots not adjoining the lake, to-wit:

1. All of said lots, except Lot No. 225 are hereby designated as residential lots, and shall be used for residential purposes only. There shall be no commercial advertising on premises. Temporary signs such as party directions, etc., must be removed by responsible party immediately following the conclusion of said occasion.
2. No dwelling may be erected on less than a full lot, and only one single-family dwelling may be erected on any lot. No undivided interest of less than a whole lot or tract may ever be sold, assigned or conveyed by any lot owner, unless the purchaser, thereof, purchases the entire lot.
3. Any dwelling erected on said property shall contain not less than 600 square feet of floor space under cover, including porches, but exclusive of garages, and all such dwellings must be finished on the outside, and be of new material.
4. Owner planning to establish a residence or build, must contact the Board of Directors. Plans for any building will be examined and, if approved, a permit will be issued. No campers, trailer (on wheels), tents, shack, barn or garage shall be used as a residence permanently. All buildings must be maintained both structurally and aesthetically. Mobile homes and trailer homes may be placed on Lots 151 through 162 only, and, therefore, must have all wheels removed. Travel trailers and tents shall be permitted on owner's lot for weekends and vacations only.
5. No building shall be set or erected within 50 feet of the lakefront, or 20 feet from the property line adjoining the road or easement, nor within 10 feet of any interior property line.
6. State law requires each residence must be provided with a septic tank or similar disposal plant, with a minimum capacity of 500 gallons, together with adequate drain fields. Such drain fields shall extend no nearer than 50 feet from the water's edge of Lake Sheridan. No outside or pit toilets shall be built or used on said premises, except during construction of permanent improvements. All garbage, trash and other disposable matter shall be promptly burned or hauled away, and shall not be stored, buried or dumped on said premises or allowed to enter the lake.
7. Fencing on said property must be maintained. Barbed wire, game-type or solid fences are prohibited. Residents are encouraged to assist in the upkeep and improvement of islands on the lake; however, no building may be constructed on or placed on said islands.
8. No fences or houseboats shall be allowed in the lake, and no boathouse shall be built on or adjacent to the lake.

9. The lake, parks, roads and private lots shall be kept clean and sanitary by all property owners and their guests. No unlicensed vehicles may be kept on property. No piling of junk outside of storage facilities on said property shall be allowed.
10. No hunting shall be allowed on said premises, and no firearms shall be discharged on or over the lake or on the roads and parks. No target practice will be permitted on said lake premises.
11. No animals, livestock or poultry, including household pets, shall be raised, bred or kept on said premises for commercial purposes.
12. The wooded area of the emergency spillway of the lake may be used as a park and picnic area by the owners of said premises and their guests only.
13.
 - a. The lake is for the benefit of the lot owners, and their guests only. Guests must be accompanied by lot owners.
 - b. Pumping of water from the lake is permanently disallowed unless deemed necessary by the Board of Directors for emergency situations, such as by the fire department, etc.
14. Fishing and swimming shall be allowed in all areas of the lake, but other water sports, such as skiing shall be allowed in the designated areas thereof. Jet skis are prohibited on the lake. The property owners of Lake Sheridan Estates are not responsible for accidents of either owners or their guests. Those who wish to fish, swim, ski or boat on Lake Sheridan must take into consideration the variance in the depth of the lake depending upon the rainfall or lack thereof.
15. Piers may be built by lot owners, but not to exceed 50 feet or $\frac{1}{4}$ of the distance across from shore to shore, whichever is less. In the main body of the lake, piers shall not extend into the designated ski area more than 50 feet from the shore of property owners' lot. The shore in all cases is defined as the level at which the water would be along properties shorelines when the depth of the water is sufficient to spill over the spillway. Trotlines should not exceed 50 ft. - 25 hooks and should only be left in the lake seven days. All trotlines should be tagged with your name on them. No more than two trotlines to each property owner. Gill nets and traps are not permitted.
16. The owner of each lot shall pay a minimum annual maintenance fee of \$36.00 per year. This fee may be increased, if needed, by a majority vote in writing, to property owners. Written notice of any change will be submitted and should be returned within 30 days. Such maintenance fee shall be and is hereby secured by a lien on each lot. Vote will be based on ballots returned.
17. Easements for installation and maintenance of utilities and drainage facilities are reserved on each lot, as shown on the recorded plat of said premises.
18. These covenants are to run with the land and shall be binding on all parties, and all persons claiming under them for a period of ten (10) years from date hereof, after which time said covenants shall be automatically renewed for successive periods of the (10) years, unless an instrument signed by a majority of the then record owners of such lots has been filed for record prior to the end of such primary 10 year period, or the end of any subsequent 10 year period, agreeing to change said covenants in whole or in part.
19. Invalidation of any one, or more, of these covenants, or any part thereof, by judgment, court order, or waiver, shall in no way effect any of the other provisions, which shall remain in full force and effect.

Restrictions were originally recorded in Volume 46, Pages 27-32 of the Deed Records of Colorado County, Texas
Restriction 16 was amended by ballot, February 10, 1996; recorded Volume 204, Page 742.

Restriction 13 was amended by ballot, November 17, 1999; recorded Volume 333, Pages 211-214.

Restrictions were retyped April 10, 1997

Restrictions were retyped March 29, 2000

Submitted for filing in the Colorado County Courthouse by

Lake Sheridan Estates, Inc.

By Marian Cones
Marian Cones

Its Secretary
Secretary