



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 103 Cedar Circle

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		<input checked="" type="checkbox"/>	
Carbon Monoxide Det.		<input checked="" type="checkbox"/>	
Ceiling Fans	<input checked="" type="checkbox"/>		
Cooktop	<input checked="" type="checkbox"/>		
Dishwasher	<input checked="" type="checkbox"/>		
Disposal		<input checked="" type="checkbox"/>	
Emergency Escape Ladder(s)		<input checked="" type="checkbox"/>	
Exhaust Fans	<input checked="" type="checkbox"/>		
Fences		<input checked="" type="checkbox"/>	
Fire Detection Equip.		<input checked="" type="checkbox"/>	
French Drain		<input checked="" type="checkbox"/>	
Gas Fixtures	<input checked="" type="checkbox"/>		
Natural Gas Lines		<input checked="" type="checkbox"/>	

Item	Y	N	U
Liquid Propane Gas:	<input checked="" type="checkbox"/>		
-LP Community (Captive)		<input checked="" type="checkbox"/>	
-LP on Property		<input checked="" type="checkbox"/>	
Hot Tub		<input checked="" type="checkbox"/>	
Intercom System		<input checked="" type="checkbox"/>	
Microwave	<input checked="" type="checkbox"/>		
Outdoor Grill		<input checked="" type="checkbox"/>	
Patio/Decking	<input checked="" type="checkbox"/>		
Plumbing System	<input checked="" type="checkbox"/>		
Pool		<input checked="" type="checkbox"/>	
Pool Equipment		<input checked="" type="checkbox"/>	
Pool Maint. Accessories		<input checked="" type="checkbox"/>	
Pool Heater		<input checked="" type="checkbox"/>	

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

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2</u>
Evaporative Coolers		<input checked="" type="checkbox"/>		number of units: _____
Wall/Window AC Units		<input checked="" type="checkbox"/>		number of units: _____
Attic Fan(s)		<input checked="" type="checkbox"/>		if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2</u>
Other Heat	<input checked="" type="checkbox"/>			if yes, describe: <u>2 Electric Fireplaces</u>
Oven	<input checked="" type="checkbox"/>			number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	<input checked="" type="checkbox"/>			<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input checked="" type="checkbox"/> other: <u>Electric</u>
Carport		<input checked="" type="checkbox"/>		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	<input checked="" type="checkbox"/>			number of units: <u>2 Doors</u> number of remotes: <u>1</u>
Satellite Dish & Controls	<input checked="" type="checkbox"/>			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>Dish Network</u>
Security System		<input checked="" type="checkbox"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	<input checked="" type="checkbox"/>			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>1</u>
Water Softener		<input checked="" type="checkbox"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler		<input checked="" type="checkbox"/>		<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 9-01-11

Initialed by: Seller: [Signature] and Buyer: _____

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: Metal Age: 22 (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	Item	Y	N	Item	Y	N
Basement			Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<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	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Previous Foundation Repairs		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Previous Roof Repairs	<input checked="" type="checkbox"/>	
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		<input checked="" type="checkbox"/>	Other Structural Repairs		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Settling	<input checked="" type="checkbox"/>	
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Water Penetration		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Located in Floodway		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI <u>preventive</u>		
Previous Flooding onto the Property		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

*A single blockable main drain may cause a suction entrapment hazard for an individual.

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): _____

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

- ☒ ☒ **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: Sheridan Lake Estates
Manager's name: Gene Kazmir Phone: 979-234-7577
Fees or assessments are: \$ 55. per Lot 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 common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:**
Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____
- ☐ ☒ **Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.**
- ☐ ☒ **Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)**
- ☐ ☒ **Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.**
- ☐ ☒ **Any condition on the Property which materially affects the health or safety of an individual.**
- ☐ ☒ **Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.**
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- ☐ ☒ **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): _____

Concerning the Property at _____

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

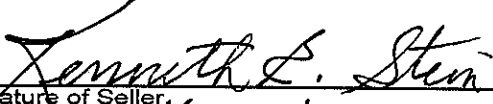
Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____

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): _____

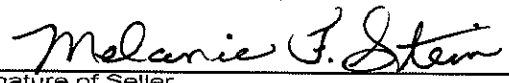
**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. 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: Kenneth E. Stein

Date
Printed Name: Melanie F. Stein


Signature of Seller
Printed Name: Melanie F. Stein

1-19-12
Date

Concerning the Property at _____

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>San Bernard Elect Coop, Inc</u> | phone #: <u>361-798-4493 or 800-874-3729</u> |
| Sewer: _____ | phone #: _____ |
| Water: <u>Sheridan Water Supply</u> | phone #: <u>979-234-7422</u> |
| Cable: _____ | phone #: _____ |
| Trash: _____ | phone #: _____ |
| Natural Gas: _____ | phone #: _____ |
| Phone Company: _____ | phone #: _____ |
| Propane: <u>Colorado Co. Propane</u> | phone #: <u>979-234-2074</u> |
- (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

103 Cedar Circle
Sheridan, TX 77475

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: _____ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: 3rd & 4th Lots to Rt. of Drive ☐ Unknown
- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 22 yrs. ☐ 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? _____
- (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 _____, _____ and Seller CSL, MSB Page 1 of 2

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

Fax: (979)733-9009

Carla Cain

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

www.zipLogix.com

Stein, Kenneth E

Facility

Usage (gal/day)
without water-
saving devicesUsage (gal/day)
with water-
saving devices

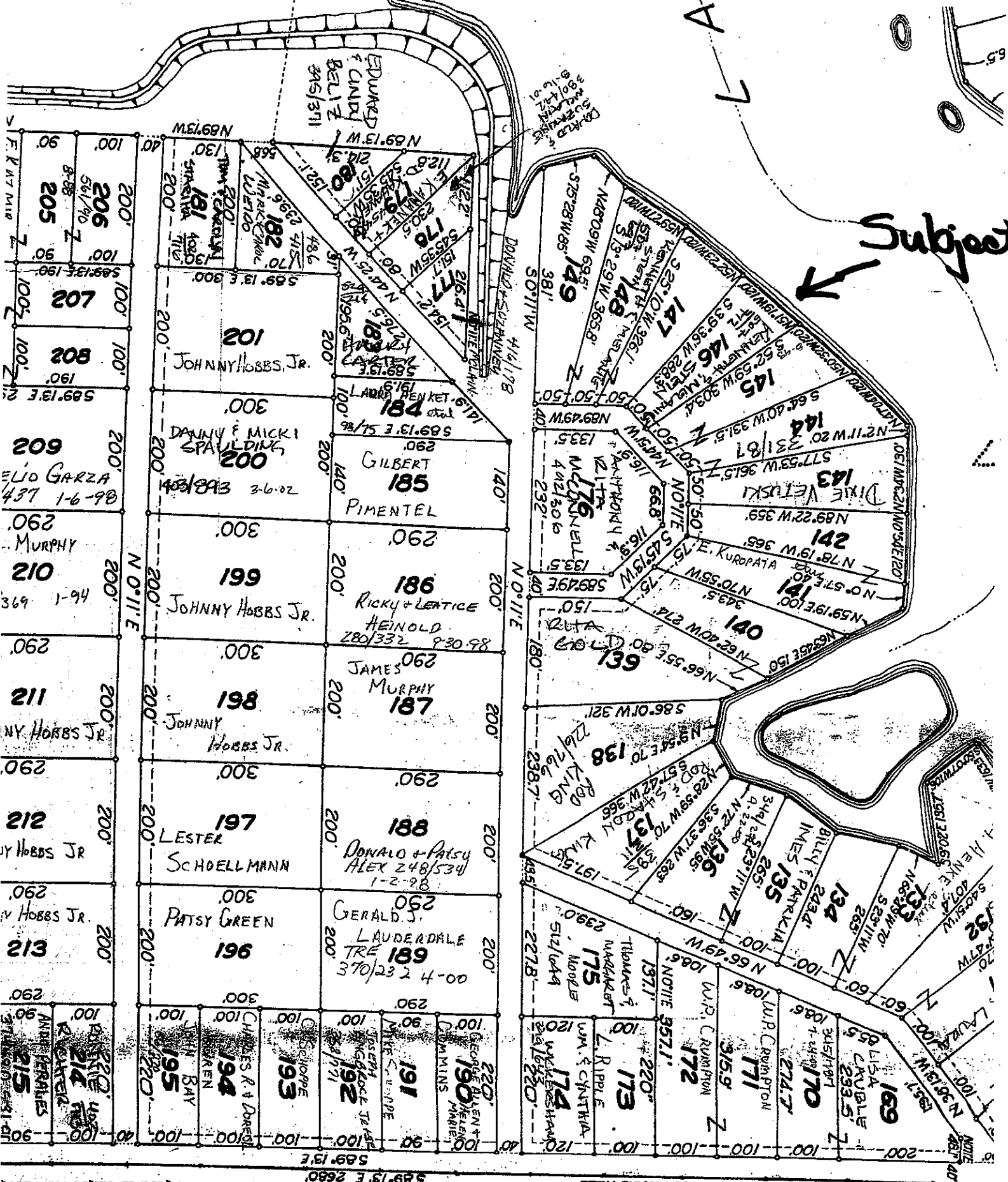
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 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

Kenneth E. Stein 1-19-12
Signature of Seller Date
Kenneth E Stein

Melanie F. Stein 1-19-12
Signature of Seller Date
Melanie F Stein

Signature of Buyer _____ Date _____

Signature of Buyer _____ Date _____



Subject

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 \$48.00 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.

Adopted January 21, 1993

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

Restriction 16 was amended by ballot, April 30, 2002; recorded Volume 408, Pages 686-689, on July 29, 2002.

Submitted for filing in the Colorado County Courthouse by

Lake Sheridan Estates, Inc.

By _____
Marian Cones

Its _____
Secretary

NOTARY

(Original Document is Notarized)

State of Texas

County of _____

This instrument was acknowledged before me this _____ day of _____, 2002 by
MARIAN CONES.

(Seal below)

Signature

Title: Notary Public

My Commission Expires: _____

Return to:

Lake Sheridan Estates, Inc.

P.O. Box 242

Sheridan, TX 77475